

Minutes of the Annual Meeting of Shareholders of 336 Tenants Corp. held on Thursday, April 30, 2009 at the Columbia Grammar & Preparatory School, 36 West 93<sup>rd</sup> Street, NYC, NY 10025 pursuant to notice duly given in accordance with the By-Laws of the Corporation.

### **CALL TO ORDER**

Mike Schell (Board President) called the special meeting to order at 7:15 p.m. having a quorum present of 9,208 shares (76.6%) by attendance or proxy. It was noted that the notice of annual meeting, a letter to shareholders and forms of proxy and consent had been mailed and distributed in the building to all shareholders on or about March 12, 2009, and April 6, 2009. It was further noted that affidavits of mailing were available for inspection and would be filed with the records of this meeting and that a complete list of shareholders was available for inspection at the meeting.

### **INTRODUCTIONS**

The Board President introduced individual Board members. Also in attendance were David Ostwald, Esq. representing the Corporation's legal counsel, Schechter & Brucker, Thomas Sorrentino representing the Corporation's independent auditors PKF, William Struth representing the engineering firm Lawless & Mangione, Amr Hafez representing the engineering firm of AMR Engineering and Victor J. Kavy representing the Corporation's Managing Agent, Charles H Greenthal & Company.

### **APPROVAL OF THE MINUTES OF THE 2008 ANNUAL MEETING**

Mike Schell advised the meeting that a draft of the minutes of the 2008 annual meeting of stockholders had been posted on the website of the co-op since the summer of 2008, thereby affording stockholders the opportunity to read them and develop any comments they might have. Mr. Schell reported on one amendment to the posted draft – to reflect the approval of the minutes of the 2007 meeting – and informed the meeting that the draft minutes, as so amended, were available to shareholders at the sign-in desk. Mr. Schell requested further comments or corrections and invited a motion to approve the 2008 annual meeting minutes as so amended and subject to any further comments from stockholders. The draft minutes, as so amended, were approved by acclamation of the stockholders present at the meeting without objection.

The Board President then began the business of the meeting with a report on the “State of the Cooperative”.

### **PRESIDENT'S REPORT**

Mike Schell reported on the following topics:

- The Building is in sound financial condition and maintains currently adequate reserves for reasonably foreseeable contingencies.
- No maintenance increase in 2009
- Staying within the building's budget
- Redecorating of the lobby

- Major repairs and deferred maintenance
- Changes to the alteration policy
- Continuing review of the coop's governance documents
- The superintendent, handy man and staff are working well, effectively and harmoniously together; there is a good morale in the building.

Mr. Schell then introduced Bill Struth and Amr Hafez

### **ENGINEERS REPORT – FACADE ISSUES**

Both engineers gave an overview of what occurred since a piece of mortar was discovered that fell from the roof terra cotta. Every effort is being made to inspect the terra cotta along Central Park West and 94<sup>th</sup> Street and to work to repair any deficiencies will then be remediated under the existing warranty.

Mr. Schell then introduced David Bednar.

### **DAVID BEDNAR -- TREASURY REPORT**

Mr. Bednar reported on the building's financial condition and on monies currently held in all the building's accounts. He also reported on his continuing efforts to stay within the 2009 budget by obtaining a 15% reduction in general maintenance contracts.

Mr. Schell then introduced Tom Sorrentino.

### **TOM SORRENTINO REPORT ON THE ANNUAL AUDIT**

Mr. Sorrentino gave a short review of the 2008 annual audit of the coop's financials and took questions from the shareholders.

Mr. Schell then introduced David Bither.

### **DAVID BITHER REPORT ON THE BUILDING'S WEBSITE**

Mr. Bither presented an overview of the progress and activity on the website. He thanked Curt Middleton who has been the moving force in getting the site up and running. Mr. Bither explained the content of the site and noted its potential for growth as ideas are contributed from all sources. Mr. Bither emphasized the Board's hope that the website will foster a greater sense of community of the building.

Mr. Schell then introduced Anne Corvi.

### **ANNE CORVI REPORT ON THE REVISED ALTERATION POLICY**

Ms Corvi reported on her work to clarify & expand the existing policy concerning shareholder alterations, and the considerable progress that has been accomplished in this endeavor.

Mr. Schell then introduced Lee Michel

## **LEE MICHEL ON MAJOR REPAIRS AND DEFERRED MAINTENANCE**

Mr. Michel reported on the many successful projects accomplished by the building staff led by the buildings superintendent Sergio Ochoa. Repairs such a painting and routine maintenance had been accomplished at a saving of tens of thousands of dollars to the cooperative. He also reported on major repairs to the buildings vaults, oil tank replacement and other projects facing the Board in 2009.

## **SHAREHOLDER QUESTIONS, COMMENTS AND DISCUSSION ITEMS**

The following topics were the subject of shareholder queries, comments and suggestions. There was also discussion among shareholders and with the Board around these items.

- Ability to convert the building to Con Ed steam
- Name tags for staff
- Ability to lessen the noise when taking the garbage to 94<sup>th</sup> Street
- Establishing a gym/exercise room for the building

## **ELECTION OF THE BOARD OF DIRECTORS**

- Presentation of the seven candidates for the seven seats on the Board  
DAVID BEDNAR  
DAVID BITHER  
LUCY BROWN  
ANNE CORVI  
LEE MICHEL  
MIKE SCHELL  
LEON WANG
- Polls opened for voting
- Each candidate presented a short address to the shareholders
- Polls were closed

## **RESULTS OF VOTING**

Victor J Kavy as Inspector of Election tabulated the votes. The following persons were elected to the Board to serve until the next annual meeting of shareholders:

DAVID BEDNAR  
DAVID BITHER  
LUCY BROWN  
ANNE CORVI  
LEE MICHEL  
MIKE SCHELL  
LEON WANG

## **ADJOURNMENT**

As there was no further business to come before the shareholders, upon motion duly made and seconded, it was unanimously resolved that the meeting be thereupon adjourned. The time of adjournment was 9:05 p.m.

Respectfully Submitted,  
Victor J. Kavy  
Assistant Secretary