

336 Board Meeting Summary

January 2009

At a meeting on January 14, 2009, the Board addressed the following matters:

∞ The Board discussed the report of the independent engineer, Cosentini, regarding the condition of the building's oil tank and various proposals to repair or replace it. The Board acknowledged Cosentini's guidance that the tank should last the winter and that summertime replacement of the tank would prove least disruptive. The Board directed management to consult with Cosentini and obtain bids to replace the existing 10,000 gallon tank with either a 7,500 gallon or 10,000 gallon tank.

∞ The Board discussed the deteriorating party wall with 333 Central Park West. Having inspected the party wall, the Board agreed that the wall should be rebuilt for both security and aesthetic reasons, and not be replaced with chain-link fencing. Management was asked to notify management of 333 CPW of the Board's determination.

∞ Juno Contracting has repaired the electrical vault (as per their proposal) and probes were opened in certain areas of the vertical columns in the oil tank and boiler rooms where cracks have formed. AMR Engineering inspected repairs to the electrical vault and probes. AMR's January 10, 2009, report was distributed to the Board.

∞ The Board discussed plans for revision of building governance documents with the goal of accomplishing this by late 2009 or early 2010.

∞ The Board approved of the revisions to the existing alteration guidelines and agreed to review the City Bar's form base agreement for incorporation into the existing package.