

336 Board Meeting Summary

December 2009

At a meeting on December 10, 2009, the Board addressed the following matters:

- A meeting has been scheduled for December 16, 2009, with all the parties to discuss the status of the façade repair. Representatives of DNA and Lawless & Mangione will be present. The goal is to agree upon the scope of work and financial responsibility for the work. Temporary repairs have been made to the leak at the penthouse C roof flashing on the north side of the building. This leak appears to also be related to the original Local Law 11 work done by DNA.
- In connection with shareholder concerns regarding raccoons on the scaffold, the superintendent will set up a humane trap.
- The management agreement with Orsid Realty has been finalized.
- A budget meeting was held at Orsid Realty on December 8th. Details of the revised budget were discussed, including increases in NYC real estate taxes, payroll and union benefits. The revised 2010 budget was approved by the Board, including a maintenance increase of approximately 6%, effective as of January 2010.
- The oil tank has been replaced and will become operational after a final New York City inspection.
- The repair and painting of the interior walls of the building's rooftop water tower have been completed.