

336 Board Meeting Summary

November, 2011

At a meeting on November 15, 2011, the Board addressed the following matters:

Mr. Schell reported on the favorable resolution, including a cash settlement payment of \$232,500, of the building's claims against Lawless & Mangione, Architects and Engineers, LLP, for damages relating to the scope, design and performance of the building's Local Law 11, Cycle Six, work.

The Board discussed the draft Local Law 11, Cycle Seven, report prepared by Walter B. Melvin Architects, LLC. Ms. Corvi and Mr. Schell continue to work with Melvin to address the small number of outstanding items before filing of the report.

Mr. Ochoa reported that the building staff continues to handle routine maintenance matters previously undertaken by paid contractors, including painting of basement common areas (playroom and laundry room), repairing cracks on the south west corner of the water-tank housing, and installing caps on roof vents servicing the A and B lines.

Application has been submitted for a new three-year boiler permit; the current permit is scheduled to expire in January 2012.

The Board reiterated its request that management contact Con Edison to obtain an estimate for the cost to convert the building from oil to gas.