

Minutes of the Annual Meeting of Shareholders of 336 Tenants Corp. held on Wednesday May 3, 2017, at the Alexander Robertson School, 3 West 95th Street, NYC, NY 10025 pursuant to notice duly given in accordance with the By-Laws of the Corporation.

CALL TO ORDER

Cindy Michel (Board Co-President) called the annual meeting to order at 7:05 p.m. having a quorum present of 9,424 shares (representing approximately 78.38% of outstanding shares) in person or by proxy. Preliminary notice of the meeting – together with an invitation to submit nominations for the Board – was mailed and distributed to all stockholders of the Corporation on or about March 23, 2017. The Notice of Meeting was mailed and distributed in the building on or about April 6, 2017, to all stockholders. The Board's memorandum and voting instructions, individualized forms of proxy and the biographies of each of the ten candidates for the Board were mailed and distributed in the building on or about April 6, 2017, to all stockholders. John Devall, Assistant Secretary of the Corporation, filed with the records of the meeting one or more affidavits of mailing of the notice of meeting, the Board's memorandum and voting instructions, the form of proxy and the candidates' biographies. It was further noted that the affidavits of mailing were available for inspection and would be filed with the records of the meeting and that a complete list of shareholders was available for inspection at the meeting.

INTRODUCTIONS

Ms. Michel introduced the individual Board members: Seth Segel, Co-President, Michael Gordon, Treasurer; Patrick McCloskey, Secretary; Karen Davidowitz, James Graff, Todd O'Donald. Ms. Michel introduced shareholder Martin Propper who is running for a seat on the Board. Also in attendance were Sergio Ochoa, Resident Manager; Thomas Sorrentino, representing the Corporation's independent auditors PKF O'Conner Davies; Eliot Zuckerman, partner at Smith Gambrell & Russell LLP, as counsel; and Neil Davidowitz, Andre Kaplan, and John Devall, representing the Corporation's Managing Agent, Orsid Realty Corp.

APPROVAL OF THE MINUTES OF THE 2016 ANNUAL MEETING

Ms. Michel stated that a draft of the minutes of the 2016 annual meeting of stockholders had been available to shareholders on the co-op's website since the summer of 2016. In addition, hard copies of the minutes have been available at the sign-in desk and can be obtained upon request during the meeting. After offering the opportunity for comments and corrections from the floor, Ms. Michel invited a motion to approve the minutes as presented, subject to any further comments or corrections. Upon a motion duly made and seconded, reading of the draft minutes was waived and the draft was approved by acclamation.

ELECTION OF THE BOARD OF DIRECTORS

Ms. Michel briefly presented the names of the 10 candidates for the 10 seats on the Board.

David Bither
Karen Davidowitz
James Graff
Cindy Michel
Martin Propper

Anne Corvi
Michael Gordon
Patrick McClosky
Todd O'Donald
Seth Segel

REPORTS OF THE BOARD ON THE OPERATIONS OF THE CORPORATION FOR THE YEAR 2016

The Board President then introduced the Board reports on the results of the Corporation's operations for the year 2016.

MICHAEL GORDON'S TREASURER'S REPORT

Michael Gordon reported on the building's financial condition and on funds currently held in all the building's accounts. Mr. Gordon discussed 336 Central Park West's maintenance costs relative to other comparable Upper West Side coops and noted that the strong overall financial condition of the Corporation. Mr. Gordon reported on the refinance of the building's underlying mortgage and provided details on the terms for the shareholders.

Ms. Michel then introduced Thomas Sorrentino of PKF O'Conner Davies.

THOMAS SORRENTINO'S REPORT ON THE ANNUAL AUDIT

Mr. Sorrentino gave a review of the 2016 financial statements.

Ms. Michel then introduced Mr. Segel who gave a report based on information provided by Ms. Corvi concerning the building's physical plant.

MR. SEGEL'S REPORT ON THE BUILDING'S PHYSICAL PLANT

Mr. Segel reported on the building's alteration and renovation process for shareholders and also reported that the corporation had retained Ethelind Coblin Architects as the reviewing architect. Mr. Segel then discussed upcoming Local Law 11 inspections later this year, as well as other Local Laws 84 and 87 which are mandated by New York City and applicable to the coop. Mr. Segel discussed recent repairs to the boilers and bulkhead skylights.

Ms. Michel then introduced Patrick McCloskey.

PATRICK MCCLOSKEY'S REPORT

Mr. McCloskey discussed building governance issues and shareholder relations.

Ms. Michel then introduced Karen Davidowitz.

KAREN DAVIDOWITZ'S REPORT

Ms. Davidowitz reported on the building staff and recent changes. Ms. Davidowitz also discussed the co-op's place in the local community and neighborhood.

Ms. Michel then introduced Todd O'Donald.

TODD O'DONALD'S REPORT

Mr. O'Donald discussed the pending planter installation on Central Park West as well as the new security cameras that were installed in the coop.

Ms. Michel then introduced James Graff.

JAMES GRAFF'S REPORT

Mr. Graff reported on the building newsletter and website. Mr. Graff thanked Martin Propper for his hard work on both the newsletter and website.

Ms. Michel then introduced Mr. Davidowitz of Orsid Realty Corp.

ORSID REALTY'S REPORT

Mr. Davidowitz remarked on the state of the building and the relationship between Orsid and the Board of Directors. He also briefly reported on his observations comparing the operations and condition of 336 Tenants Corp. in contrast to many of the scores of other buildings that Orsid manages.

Ms. Michel then introduced Seth Segel.

SETH SEGEL'S CO-PRESIDENT REPORT

Mr. Segel reported as follows:

- Mr. Segel thanked his fellow Board members for their exemplary service to the Board and to the coop.
- Mr. Segel thanked the building's Superintendent, Sergio Ochoa, and the rest of the staff for their diligent work in maintaining day to day operations of the Coop.
- Mr. Segel discussed maintaining a harmonious community at 336 Central Park West.
- Mr. Segel provided an update on the market for 336 Central Park West apartment value and the responsibility of the Board to increase value while maintaining fiscal prudence.
- Mr. Segel discussed the building's electrical system and possible upcoming capital work to upgrade.
- Mr. Segel reported that the Board was exploring the value of paperless communications with the shareholders.

Ms. Michel then opened the meeting to questions and comments.

SHAREHOLDER QUESTIONS, COMMENTS AND DISCUSSION ITEMS

There were no questions.

RESULTS OF VOTING

John Devall reported to the meeting as Inspector of Election. The following persons were elected to the Board to serve until the next annual meeting of shareholders:

David Bither
Karen Davidowitz
Michael Gordon
Cindy Michel
Martin Propper

Anne Corvi
James Graff
Patrick McClosky
Todd O'Donald
Seth Segel

ADJOURNMENT

As there was no further business to come before the shareholders, upon a motion duly made and seconded, it was unanimously resolved that the meeting be thereupon adjourned. The time of adjournment was 8:25 p.m

Respectfully Submitted,

Cindy Michel, Seth Segel
Co-Presidents

Patrick McCloskey
Secretary