

At a meeting on September 13, 2017 the Board addressed the following matters:

APPROVAL OF MEETING MINUTES:

Upon a motion duly made and seconded, the Board unanimously approved the minutes of its meeting of July 26, 2017.

ALTERATIONS

Mr. Devall and Mr. Ochoa updated the Board on the progress of repairs caused by the leak that occurred in the building on May 4th. Mr. Devall updated the Board on the remaining outstanding issues related to the coop's insurance claim, the insurance claims of the affected shareholders and their impact on the affected shareholders and the building as a whole. Work has commenced on the apartments still needing restoration and is anticipated to take until early 2018 to complete. Mr. Ochoa updated the Board on the progress of each ongoing renovation as well as the riser replacements made to date in each unit.

FINANCIAL REPORT:

Mr. Gordon presented the July financial report and noted the Co-op's continued strong current cash position. The Board requested confirmation of the "porter fees" being charged to shareholders with ongoing renovations. The Board also requested reconciliation of the invoices charged by Coblin Architects for the shut-off valve project, storage bin inventory, and electrical upgrade project.

WINDOW REPAIR PROGRAM/ELECTRICAL UPGRADE

Mr. Segel will follow up with WJE Engineering with respect to the building wide inspection of the windows.

SUPERINTENDENT'S REPORT:

Mr. Ochoa discussed the following:

- Mr. Ochoa will conduct a staff meeting to review the water shut-off valves and contingency plans in case of a leak.
- Restoration work is complete in 1E.
- A new hand rail was installed on the rear steps per the insurance carrier's recommendation.
- Drain lines were replaced in units 2A, 3A, 4AB.
- An update on various staff matters.
-

OLD/NEW BUSINESS

Mr. Devall discussed the pending Local Law 11 inspection and chimney repair and will follow up on the LL 87 benchmarking with Pinnacle Energy and update the Board.

Mr. Segel presented the memo to shareholders regarding email registration on 336CPW website; memos will be distributed to shareholders on 9/15/17 and Mr. Ochoa will place the ballot box in the lobby for collection.

The Board requested Mr. Devall and Orsid follow up on the street lamp project with local elected officials.

Mr. Devall will contact IP Group to determine who will be handling the electrical upgrade project going forward.

NEXT BOARD MEETING & ADJOURNMENT:

The next meeting of the board is scheduled for October 11, 2017. As there was no further business to come before the board, the meeting was adjourned at 8.47 p.m.