

**AT A MEETING OF THE BOARD OF DIRECTORS ON JUNE 20, 2018**  
**THE BOARD DISCUSSED THE FOLLOWING MATTERS:**

**MEETING MINUTES:**

Upon a motion duly made and seconded, the Board unanimously approved the April 2018 meeting minutes as amended.

**ELECTION OF OFFICERS:**

Upon a motion duly made and seconded, the Board elected officers of the Corporation to serve until the next Annual Meeting of Shareholders as follows:

Cindy Michel	Co-President
Seth Segel	Co-President
Anne Corvi	Vice President
Michael Gordon	Treasurer
Patrick McCloskey	Secretary
Dennis DePaola	Assistant Secretary
John Devall	Assistant Secretary

**LEAK/ALTERATIONS:**

Mr. Ochoa, Mr. Devall and Mr. Segel updated the Board on the progress and status of each ongoing renovation, including the estimated completion dates, correspondence with the applicable architects and specific conditions requiring special attention or follow-up. The Board will begin notifying all residents on a monthly basis via email a schedule of the ongoing and upcoming renovations.

**FINANCIAL REPORT:**

Mr. Gordon presented the financial report for June 2018 and noted the Co-op's continued strong cash position.

**LOCAL LAW 11**

Mr. Devall updated the Board on the progress of the make safe work on the north and east facing facades and the bulkhead. Completion of work is expected in early July, then the crews will demobilize. The work on the rear courtyard is complete and signed off and the pipe scaffolding has been removed. Pipe scaffolding on PHAB terrace scheduled for removal the week of July 2. Midtown Preservation will prepare their DOB filing as soon as the work has been completed.

**OLD/NEW BUSINESS**

Mr. Segel and Mr. Devall updated the Board on the filing status of the proposed electrical upgrade project.

**WINDOW PROGRAM**

Mr. Segel reported that WJE's final analysis is complete and he will invite their principal to a future Board meeting to discuss the findings and next steps.

**SUPERINTENDENT'S REPORT:**

Mr. Ochoa discussed a number of topics which were covered throughout the course of the meeting.

Mr. Ochoa also reported on the building's staff.

**ADJOURNMENT:**

As there was no further business to come before the Board, the meeting was adjourned at approximately 9:30 p.m.