

AT A MEETING OF THE BOARD OF DIRECTORS ON JULY 23, 2018 THE BOARD DISCUSSED THE FOLLOWING MATTERS:

WINDOW PROGRAM

Mr. Hammarberg presented the findings of WJE's window evaluation performed at the coop's request. The Board discussed the findings with WJE and will develop an action plan based on the report. Details will be provided to shareholders in a future communication.

MEETING MINUTES:

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

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 advised Mr. Ochoa that the additional porter used for alterations will no longer be necessary after Labor Day 2018.

FINANCIAL REPORT:

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

LOCAL LAW 11

Mr. Devall reported that all façade work and bulkhead work has been completed by DNA. Midtown Preservation's final report is being filed with DOB before end of July. The sidewalk shed will remain in place until DOB has signed off on the filing.

OLD/NEW BUSINESS

The proposed electrical upgrade project is still under consideration by DOB.

Local Law 87- Pinnacle Energy Group has provided logs for use to comply with Local Law 87 benchmarking. Sergio and the staff will begin use in August 2018.

Upon a motion duly made and seconded, the Board authorized a donation of \$1500 to the Central Park Conservancy.

SUPERINTENDENT'S REPORT:

Mr. Ochoa topics were discussed throughout the course of the meeting.

The Board instructed Mr. Devall and Mr. Ochoa to work on a new vacation policy for building staff with Ms. Davidowitz.

Mr. Ochoa updated the Board on the review of washing machines in the building without sensors or pans.

ADJOURNMENT:

As there was no further business to come before the Board, the meeting was adjourned

