

**AT A MEETING OF THE BOARD OF DIRECTORS ON DECEMBER 18,
2018 THE BOARD DISCUSSED THE FOLLOWING**

CALL TO ORDER: Mr. Segel, Co-President, called the meeting to order at 6:05 P.M. Mr. Devall recorded the minutes.

MEETING MINUTES:

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

FINANCIAL REPORT:

Mr. Gordon presented the financial report for December 2018

ALTERATIONS:

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. leak.

OLD/NEW BUSINESS

The Board discussed a new policy related to building employees performing private work in the coop. Mr. Devall provided a draft policy for review. The Board will formalize a policy in early 2019.

Mr. Davidowitz and Mr. Devall updated the Board on the closeout of the May 2017 leak insurance claim.

The Board discussed a new NYC Business Law, BCL 727 which requires Board members to document any potential conflicts of interest related to business that came before the coop in the prior calendar year. Mr. McCloskey will distribute a notice to be signed by each Board member that will be distributed to all shareholders in 2019.

SUPERINTENDENT'S REPORT:

The Superintendent provided his report for the month, including staff issues and other building repairs.

EXECUTIVE SESSION:

The Board then met in executive session.

ADJOURNMENT:

As there was no further business to come before the Board, the meeting was adjourned at approximately 6:55 p.m.