

**AT A MEETING OF THE BOARD OF DIRECTORS ON OCTOBER 21, 2019 THE  
BOARD DISCUSSED THE FOLLOWING MATTERS:**

**MINUTES:** Upon a motion duly made and seconded, the Board unanimously approved the minutes of the Board meeting of September 23, 2019.

**15D SALE:**

Upon a motion duly made and seconded, the Board unanimously approved the Purchase application for Unit 15D. Management will notify the shareholders and schedule the closing.

**FINANCIAL REPORT:**

Mr. Gordon presented the Corporation's current cash position and reserve account status. Mr. Devall confirmed that shareholder arrears have been paid in full.

**ALTERATIONS:**

Mr. Segel and Mr. Ochoa 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, as well as resolution of outstanding issues.

**OLD/NEW BUSINESS**

Mr. Devall and Mr. Huot updated the Board on the electrical upgrade and remaining work. Mr. Devall reported that there is a pending change order that needs to be approved before job completion. Con Edison has inspected and approved the work performed connecting the building's electrical lines to their power supply.

Mr. Propper provided an update on the intercom upgrade and Building Link Demo.

Mr. Devall updated the Board on implementation of a new payroll feature that will be rolled out in January 2020.

The Board discussed policy regarding unoccupied apartments relative to the coop's proprietary lease. Mr. Devall will draft a letter to shareholders of unoccupied apartments for Board review.

The Board discussed Midtown Preservation's proposal for upcoming FISP project. With respect to replacement of the terra cotta, Ms. Sandorf will contact Gale Brewer's office, and Mr. Huot will contact KPF.

The Board discussed cleaning and maintenance of terraces. Mr. Devall will send a letter to shareholders with terraces regarding regular maintenance and cleaning at their expense.

The Board and Management discussed various outstanding shareholder issues.

**SUPERINTENDENT'S REPORT:**

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