

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF
336 TENANTS CORP.**

DATE: February 25, 2021

TIME: 6:00 PM

PLACE: Video Conference

DIRECTORS PRESENT: David Bither
Anne Corvi
Karen Davidowitz
Louise Firestone
Jesse Huot
Michael Gordon
Cindy Michel
Martin Propper
Julie Sandorf
Seth Segel

ALSO PRESENT: John Devall, Account Executive, Orsid New York.

CALL TO ORDER: Mr. Segel, Co-President, called the meeting to order. Mr. Devall recorded the minutes.

MINUTES: Upon a motion duly made and seconded, the Board unanimously approved the minutes of the Board meeting of January 20, 2021.

FINANCIAL REPORT:

Mr. Gordon presented the Corporation's current cash position and reserve account status. The Board requested additional information regarding repairs and maintenance.

STAFF MATTERS:

The Board and Management discussed various staff issues. Mr. Ochoa and Mr. Devall updated on the handyman's current status and pending matters with the Union.

ELEVATORS:

Mr. Propper updated the Board on the planned elevator upgrade. Materials are on order and a walkthrough is scheduled for early March. The Board requested confirmation that all open violations are cured.

COVID 19:

The Board, Mr. Devall and Mr. Ochoa discussed current Covid 19 policies and protocols. The Board discussed ongoing renovations and proposed alterations. Mr. Devall will follow up with the respective shareholders.

OLD/NEW BUSINESS

Mr. Devall updated the Board on discussions with the neighboring building to provide access for

repairs to the building's playroom wall and ceiling. The neighbor has authorized consent for use of their space in the rear courtyard; Mr. Devall will secure an access agreement and coordinate scheduling.

The Board, Mr. Devall and Mr. Ochoa discussed the ongoing gas pipe inspections and resolution of outstanding issues. Mr. Devall will reach out to the shareholders with remaining issues to be resolved prior to close out.

The Board and Mr. Devall discussed a proposed renovation in the doctor's office and asked Mr. Devall for additional information before rendering a decision.

The Board discussed Ms. Firestone's proposed letter to shareholders and asked for Mr. Devall to consult with counsel.

The Board and Management discussed various outstanding shareholder issues. Mr. Devall will follow up with the respective shareholders.

SUPERINTENDENT'S REPORT:

Mr. Ochoa presented the Superintendent's report for the month, including staff issues and other building repairs.

ADJOURNMENT:

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

Respectfully Submitted,

John Devall

Attachments:

1. The written report of Mr. Gordon for February 2021.
2. The written report of Mr. Ochoa for February 2021.