

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

DATE: May 26, 2021
TIME: 6:00 PM
PLACE: Video Conference

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

DIRECTORS ABSENT: Jesse Huot
Julie Sandorf

ALSO PRESENT: John Devall, Account Executive, Orsid New York; Aaron Davidowitz, Account Executive, Orsid New York; Sergio Ochoa, Superintendent.

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

MINUTES: Upon a motion duly made and seconded, the Board unanimously approved the minutes of the Board meeting of April 27, 2021.

FINANCIAL REPORT:

Mr. Gordon presented the Corporation's current cash position and reserve account status. The Board and Management discussed the possibility of refinancing the Corporation's mortgages. The Board requested additional information from Orsid regarding the financial implications of refinancing. The Board granted authority to Mr. Gordon to finalize and approve the 2020 audited financial statements on the Coop's behalf. Mr. Gordon discussed future cash management of the Reserve account.

STAFF MATTERS:

The Board and Management discussed various staff issues. Mr. Ochoa and Mr. Davidowitz updated on the pending matters with the Union. Mr. Davidowitz informed the Board that the Handyman had accepted the Board's retirement package.

ELEVATORS:

The Board discussed the elevator upgrades and implementation of new security features. Mr. Propper will draft an elevator policy for staff members and shareholders.

COVID 19:

The Board, Management and Mr. Ochoa discussed current Covid 19 policies and protocols. The Board agreed to modify the building's elevator policy, and to continue re-evaluating the building's policies and protocols every two weeks. Mr. Bither and Mr. Segal will circulate a memo to residents about the updated policy.

SALES:

The Board unanimously approved the sale of apartment 7A.

OLD/NEW BUSINESS:

Mr. Devall updated the Board on the access agreement with the neighboring building.

Mr. Ochoa updated the Board on the ongoing gas testing project..

The Board, Management and Mr. Ochoa discussed emergency preparedness. The Board requested that Management draft a document on emergency protocols and policies to circulate to shareholders.

The Board and Management discussed the updated terrace guidelines. Management is working on securing agreements from all shareholders with terraces.

The Board and Management discussed various outstanding shareholder issues including vacant apartments. Management is in the process of following 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,

Aaron Davidowitz

Attachments:

1. The written report of Mr. Ochoa for May 2021.
2. Financial Report for May 2021.