

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

DATE: June 30, 2021
TIME: 6:00 PM
PLACE: Video Conference

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

DIRECTORS ABSENT: Anne Corvi
Jesse Huot

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

CALL TO ORDER: Ms. Michel, 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 May 26, 2021.

FINANCIAL REPORT:

Mr. Gordon presented the Corporation's current cash position and reserve account status. Management updated the Board on potential refinancing options for the Coop's underlying mortgage; the Board decided not to pursue at this time. Mr. Gordon discussed future cash management of the Reserve account.

STAFF MATTERS:

The Board and Management discussed various staff issues. Mr. Devall updated the Board on the pending matters with the Union. The Board discussed the Handyman and other staff matters.

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. Mr. Ochoa will begin checking all spare keys in his possession.

COVID 19:

The Board, Management and Mr. Ochoa discussed current Covid-19 policies and protocols.

OLD/NEW BUSINESS:

Mr. Devall updated the Board on the status of the playroom renovation, which is pending approval from the NYC Landmarks Preservation Committee.

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

The Board, Management and Mr. Ochoa discussed emergency preparedness. Mr. Ochoa confirmed that all staff members have been trained on flood response protocols and the location of shut-off valves. The Board, Management and Mr. Ochoa agreed that training will be done each quarter going forward.

The Board and Management discussed the updated terrace guidelines. Management is securing agreements from those shareholders.

The Board agreed to schedule mobile shredding for a date in September.

Upon a motion duly made and seconded, the Board unanimously approved the proposed changes to the Coop's by-laws and agreed to schedule a special meeting in late July for all shareholders to vote on changes.

The Board unanimously agreed to allow the tenant-dentist to install a vent over a window for air intake.

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 June 2021.
2. Financial Report for June 2021.