

**CAROLIN GARDENS COOP
BOARD OF DIRECTORS MEETING**
www.carolingardens.info

Date: February 6, 2024

Present: Dennis Butler (*managing agent /MA*), Doug Condon, Pat Flynn, Michael Almon, Jon Moreland, Chelsea Raffellini, Jean Clancy, Ying Yang, Niall Costello, Muiris Dore,

Absent:

The meeting opened at 7:35 pm. Minutes from the 01/9/24 board meeting were read and approved with minor corrections.

Old Business

- 1) The board voted for an initial color palette for the hallways. Muiris is working to get estimates for initial sample paint to determine final shades. The board voted to reimburse him for paint sample costs. Adjustments to shades will be made as needed. The Board asks that each member inspect the painted samples in B building and be ready to discuss at the next meeting. Pending.
- 2) Rats are an ongoing issue in the backyard. Please DO NOT put out any bird seed as this is contributing to rat issues and causing them not to eat from bait boxes. Unfortunately, we do not have control over our neighboring building's garbage. If they are blocking the way or leaving garbage on days garbage does not get set out, you can report it via 311. The pest control service has been treating the rats' nests as approved in the last meeting.
- 3) The MA has reached out to Verizon to request a site survey in order to get FIOS in our buildings. Once they do a site survey we will be presented with a plan for installation that the board will be able to approve before installation could occur. Progress is slow but ongoing. Waiting on paperwork from Verizon. Pending.
- 4) Note: There was a fire in the street on 47th that caused the feeder cable into A and B buildings to burn out. Work was completed. Coned damaged a window and some bushes. MA submitted a claim for the items. Completed. Waiting on reimbursement. Pending.
- 5) MA is working with shareholders who are having issues with Coop Abatement status. Pending.
- 6) After conducting research on the topic from last meeting, the Board has voted to add the following in regards to e-bikes and scooters to the House Rules: **No charging of lithium ion batteries is allowed in the basement or any common area. The Board also recommends that**

Shareholders NEVER charge such batteries unattended. MA is verifying that our coverage doesn't have an exclusion for lithium batteries.

- 7) The Board has set the Annual Shareholder meeting for March 5th at 8pm in the E building basement. The meeting and voting will be held in person. **If you can't attend, please vote by proxy to ensure we have the quorum necessary to proceed.** The MA has met with our accountant to complete the yearly financials before the annual meeting. The tax deduction letter has been sent to shareholders, if you didn't receive it, please contact our MA.

New Business

1. The dryer was repaired at a cost of \$500.
2. The accountant is scheduled to attend the annual shareholders meeting on March 5th at 8pm.
3. The board voted to end the "trial" period and provide our new super with access to shareholder apartment keys in the event of an emergency.
4. Ask shareholders at meeting about windows and screens.

| <u>Treasurer's Report</u> | <u>January 2024</u> |
|---------------------------|---------------------|
| Income | \$ 26,413.09 |
| Expenses | <u>\$ 21,941.28</u> |
| Net | \$ 4,471.81 |
| Bal. Brought Forward | <u>\$ 17,322.44</u> |
| Balance | \$ 21,794.25 |

Reserve Fund (Chase MM acct) \$ 17,322.44
(NCB CD's) \$ 22,482.90

The meeting ended at 8:18

The next board meeting will be on 03/05/2023 at 7 pm for our board meeting, 8pm for the annual shareholder meeting.