

**CAROLIN GARDENS COOP**  
**BOARD OF DIRECTORS MEETING**  
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**Date:** May 4, 2021

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

**Absent:**

The meeting opened at 7:35 pm. Minutes from the 04/6/21 board meeting were read and approved with minor corrections.

**Old Business**

1. The Coop property lease is expiring in 2053. Since many banks require a 30-year lease to issue loans, we have contacted our lawyer to begin the renewal process. This will require shareholder voting. Cost is estimated as \$1,000 for legal fees. Pending.
2. The Chase Bank on 47<sup>th</sup> and Queens Blvd has closed. MA has moved the box to the Woodside branch of Chase bank. Additional access for board President and Treasurer pending.
3. The board is reviewing an alteration package submitted for E35 (kitchen renovation) by the prospective buyers. The board voted to approve the alteration package with condition. Conditions were met. Work is expected to be completed in early May. MA is following up and will inspect the apartment once the project is completed. Pending.
4. The boiler for the heating system had several problems causing no heat in December. Repairs were made to get the boiler back up and running safely (Cost \$7,000). MA got multiple bids for repair, replacement, and alternative options. Bids so far: (55k and 54k bids for full replacement "like and kind") or (Aurora Plumbing and Heating - 51k for a torpedo boiler (may be longer lasting/more efficient). Colony bid 57K for torpedo boiler. The Board voted to use Aurora Plumbing as well as add the new thermostat to the project. Pending
5. The hot water pump in E building was replaced at a cost of \$875.
6. The board voted to repair the entryway of B building. The light above mailbox in D building was fixed.
7. MA is seeking bids for repair and painting building's stairways/hallways. The same painter that did our fire escapes- 27K (All 5 building hallways- Scraping, painting, plastering, caulking, etc). Pending further bids.

8. On April 22<sup>nd</sup>, a tree fell in front of C building. Minor damage to two vehicles on the street happened and was documented by MA. Removal was done at cost of \$700. MA submitted information to our insurance in case the car owners pursue anything.
9. There was a slip and fall law suit in Dec 2017. The insurance company settled with the person in 2020 for 26K including all attorney fees. Our premiums have not increased.
10. The super has requested that nothing that could attract or harbor rats be planted near their windows.

### New Business

1. Laundry may be done ONLY between 9 am-8 pm during the week, and 10 am-8 pm on the weekends. Some shareholders are using the laundry before and after the designated times, disturbing the shareholders who live above. Please be respectful of your neighbors and stick to the times posted on the door.
2. The gate has been found frequently unlocked with no one in the garden. Please make sure the garden gate is locked when you leave.
3. The building behind C building garden has tenants that are throwing rocks, food, and garbage into our yard out of their windows. MA will contact their management and super.
4. There is no hot water in the E building basement bathroom sink. MA will follow up.
5. The gym committee is working to move the project forward. Work on the floor has been done. The gym committee is Niall, Suzette, Muiris, Doug, Nancy, Jean, and Chelsea.

Treasurer's Report	April 2021
Income	\$ 22,052.78
Expenses	<u>\$ 23,046</u>
Net	\$ -993.22
Bal. Brought Forward	<u>\$52,414.99</u>
Balance	\$ 51,421.77
Reserve Fund (Chase MM acct)	\$64,861.89
(NCB CD's)	\$22,482.90

The meeting ended at 10:04 PM.

The next regular board meeting will be on 06/01/2021 at 7:30 PM.