

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

Date: Sept 5, 2023

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

Absent:

The meeting opened at 7:34 pm. Minutes from the 06/6/23 board meeting were read and approved without corrections. There were no July minutes as there was no quorum and thus no meeting.

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) Coop Property Tax Abatement. MA brought up the need to make a change in bookkeeping in order to be in compliance for our coop abatement. The board has adopted to make the change and information will be sent to shareholders. Pending.
- 3) MA followed up with work in A34 to determine if work was done in accordance with coop rules and is sending further communication. Pending.
- 4) The new super, Jeff Tucker has been hired. Jeff's contact information is as follows:
non-emergency: Carolingardenssuper@gmail.com and for emergencies: 917-740-5420.

New Business

1. 47-01 behind A building reached out to MA regarding a tree that they felt was overhanging an air compressor. MA feels they are able to trim the tree with permission from us without us needing to be responsible for the trimming of the tree. The tree was trimmed and paid for by the other building.
2. Coin boxes to the washing machines were ordered and installed in order to replace the original coin boxes for which we no longer had keys.

3. Attention shareholders: please make sure you are paying your maintenance on time and have updated the rate to include the increase in maintenance.
4. Rats are an issue in the backyard. There is a new rat hole behind E building by the London Plane. Exterminator will be notified by MA. Muiris will investigate behind A building to remove ground cover. Please make sure to keep garbage lids tight to help prevent rats. Dry ice was used and will be used going forward for the next six weeks to treat any live burrows for \$900. Please DO NOT put out any bird seed as this is contributing to rat issues and causing them not to eat from bait boxes.
5. Note: The new local law 97 does not apply to our coop.
6. The board requested MA communicate with the super to maintain the treewells in front of buildings as part of his sidewalk cleaning.
7. The supers apartment had a windowsill issue and was dealt with by MA as part of completing the renovation.
8. 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. Pending.
9. Note: There was a fire in the street on 47th that caused the feeder cable into A and B buildings to burn out. A temporary cable was installed by Coned as they are working to fix the problem. Coned has applied for a permit to dig up the street in order to install a new cable. No data for work has been provided. MA will keep shareholders in affected buildings updated (A and B). Pending.

<u>Treasurer's Report</u>	<u>August 2023</u>
Income	\$ 23,078
Expenses	<u>\$ 12,513.81</u>
Net	\$ 10,564.19
Bal. Brought Forward	<u>\$ 3,542.84</u>
Balance	\$ 14,125.03

Reserve Fund (Chase MM acct)	\$ 16,628.81
(NCB CD's)	\$ 22,482.90

The meeting ended at 8:48

The next regular board meeting will be on Monday 10/03/2023 at 7:30 PM.