

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

Date: January 9, 2024

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

Absent: Chelsea Raffellini, Jean Clancy,

The meeting opened at 7:35 pm. Minutes from the 12/5/23 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) The board discussed liability from City tree branches falling. Requests have been made for the city to come out and trim trees. There is significant backup. In the past, the coop has not been held responsible for damage caused by tree branches. A board member has contacted Julie Won (Phone: 718-383-9566 if you would like to call to complain) to see if additional pressure can be put on the city to trim city trees. She has not returned the message. Pending

- 6) The fence between E building and the 43rd street corner building cut flowers and vines planted by the coop and painted the fence without permission. They have also installed a light fixture on our fence without permission. MA sent a letter and email to the neighboring building informing them of their liability for work done on our property without permission and requested they contact us to work with us on any future projects they may wish to pursue on our property. No response.
- 7) The Board approved buying mats to replace any missing from the lobbies for the Winter Season.
- 8) MA is working with shareholders who are having issues with Coop Abatement status. Pending.
- 9) 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 ever.”

New Business:

- 1) There have been 3 back ups in the sewer line of E building over the past month. The trap has been cleaned and the lines have been snaked. The MA believes the cause is due to Shareholder usage and not a structural issue. The MA will send out a letter to remind Shareholders about best practices of what goes down a sink and toilet.
- 2) The Board has set the Annual Shareholder meeting for March 5th. The meeting will be held in person.
- 3) The MA has met with our accountant to complete the yearly financials before the annual meeting. Also, the tax de??? letter will be made available to shareholders soon.

<u>Treasurer's Report</u>	<u>December 2023</u>
Income	\$ 28,887.00
Expenses	<u>\$ 40,553.11</u>
Net	\$ -11,665.78
Bal. Brought Forward	<u>\$ 28,988.22</u>
Balance	\$ 17,322.44

Reserve Fund (Chase MM acct) \$ 17,589.37
(NCB CD's) \$ 22,482.90

The meeting ended at 8:08

The next regular board meeting will be on 02/06/2023 at 7:30 PM.