

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

Date: November 7, 2023

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

Absent: Muiris Dore, Ying Yang,

The meeting opened at 7:32 pm. Minutes from the 10/3/23 board meeting were read and approved without 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. Nov update: treatments appear to be making progress. 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.
- 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.
- 5) Storm update 9/29/23. Some water entered buildings through pointing but does not appear to have caused damage. Some gutters backed up. MA contacted a company to snake drains/gutters. Work was successfully completed.
- 6) 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 will contact Julie Won to see if additional pressure can be put on the city to trim city trees. Pending

- 7) The stairwell going down to C building (street side) had a clogged drain. There is some deteriorated concrete and cracks on the retaining wall side of the stairs. MA is going to arrange a short term patch. Pending.
- 8) The coop's is working to build up our cash reserves. At present we are ok if no huge issues arise.
- 9) 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 is going to send a letter to the neighboring building informing them of their liability for work done on our property without permission and request they contact us to work with us on any future projects they may wish to pursue on our property.
- 10) One dryer was missing screws and was not operational. Screws were ordered. Board members installed new screws and the machines appeared to be in working order.

New Business

1. Hallway lights in E building were not turning on. A screw was loose from the light timer. Lights are set to come on around 4:30 pm. Please notify MA if there is an issue with hallway lights.

<u>Treasurer's Report</u>	<u>October 2023</u>
Income	\$ 25,784
Expenses	<u>\$ 16,944.23</u>
Net	\$ 8,839.77
Bal. Brought Forward	<u>\$ 9,763.29</u>
Balance	\$ 18,603.06

Reserve Fund (Chase MM acct) \$ 16,924.09
(NCB CD's) \$ 22,482.90

The meeting ended at 9:03

The next regular board meeting will be on 12/05/2023 at 7:30 PM.