

534 West 42nd Street Condominium

Minutes of Annual Meeting of Unit Owners

December 17, 2018, Unit 8

Roll Call- 7:10 pm

Present: Michael Younge, Jason Trubitt, Adam Hausman, Stephanie Leff (Livingston Mgt) , Yaneeka Samuels, John Riccardi, Claude Simon

Minutes of the Annual Meeting October 11, 2017 were circulated.

Motion to waive the reading of the minutes by John Riccardi passed unanimously.

Property Manager Report-Presented by Claude

Review of property items completed during 2018

Installation of internet service for the basement

Installation of Wally Sensors in the basement for temperature and door open/close condition including the new sensor on the elevator motor room door so we know when elevator service is being done.

Installation of TN4 monitoring system for the basement-problem with mac computer at the current time. Needs to be checked with a monitor and keyboard attached.

Installation of wireless thermostats in lobby and basement

Installation of dedicated line for the pump- it was discussed and agreed to purchase an emergency pump to use in case of pump failure.

Review of basement drywall repairs following sump overflow last year

Local Law inspection passed. Stephanie will check for the fine.

Passage of Smoking Policy per NYC Law

Review of Open Issues

Boilers are still not inspected. Kush is not responding. We owe him about \$8,000. We need to change 2 elbows in the exhaust vents over boilers 1 and 2 in the ceiling to the proper type. We need to check and replace elbows in the hallway to the proper type. We

need to install the 3 pvc/stainless steel adapters on all three boilers. Peter has these.

Basement a/c not repaired

Lobby a/c not repaired

Claude suggested and unit owners agreed that we should explore contracting the entire building's service of PTAC units to a single contractor who also does plumbing so we can leverage our purchasing power to get a good reliable HVAC contractor and plumber which may lead to the boiler resolution as well.

Explanation of the Hallway leak which was caused by raised lettering on the elbow preventing the coupling from ceiling. The ceiling needs to be closed up now.

Review of the front door closing issue-using the fan on as we were to relieve the air lock in the vestibule was ruled out because it chilled the store---Nikki mentioned that Phil had moved out so we can turn it on.

More discussion followed regarding the banging sound in the pipes at night. Some of the descriptions of the sound varied but the consensus was that it was heat pipes. Followed was a discussion of air in the radiators and how to bleed the radiators with a demonstration by Claude. Mention was made of the automatic bleeders that were purchased and Claude agreed to circulate the Amazon item to unit owners. This as a first step in diagnosing the banging sound.

New Business-

Claude raised the issue of Arthur, the super and a general feeling that we need a new super prevailed. The main issue is that Arthur is not available in an emergency since he lives in Brooklyn. Stephanie offered to make inquiries about a new super.

Jason mentioned and Adam, Nikki and John agreed that the elevator was unusually cold. Claude suggested that we ask the elevator techs about this and discuss further.

Stephanie reported that the budget presentation and numbers were not ready At this point, in order that Stephanie could be released, it was agreed that we conduct the election for the new Board.

Tiiu arrived for the ballot.

Nikki indicated her desire to run for the Board and Jason amicably agreed to step aside, having served a year. Ballots were circulated and submitted and the Board was elected by unanimous vote:

Claude Simon

Yaneeke Samuels

John Riccardi

Michael Younge

Praveen Gulati (non balloted by-laws required commercial unit owner representative)

Stephanie was excused and left.

Claude suggested, John moved and it was unanimously agreed that the Board should request that Darryl draft a by-laws amendment to include a right of first refusal for the Board on the sale of any unit.

John suggested and it was generally agreed that the Board should explore an alternative management company.

Following was an election of officers to the Board. The results were unanimously agreed:

Claude Simon- President

Yaneeke Samuels- Vice- President

John Riccardi- Treasurer

Michael Younge- Secretary

Praveen Gulati- Member

John moved to adjourn, Claude seconded, unanimously approved and adjourned.

Respectfully Submitted:

Claude Simon

Michael Younge