

534 West 42nd Street Condominium

2021 Annual Meeting of Unit Owners

At Unit 8 and Via Zoom

January 12, 2022

Called to order 7:45pm

Roll Call:

In person: Claude Simon, John Riccardi, Adam Hausman, Alex Hwang, Jason Trubitt

Via Zoom: Kevin Seaman

Absent: Amit Khaneja, Praveen Gulati, Michael Younge, Yaneeke Samuels

Proxies for Yaneeke Samuels to Claude Simon and Michael Younge to Claude Simon were presented.

The minutes for the 2020 Annual Meeting of Unit Owners were presented (via email to unit owners) and were admitted by motion of John, second of Jason and unanimously approved.

Claude presented the property report:

RE: Completed Items

Annual Boiler maintenance was completed. Higher pressure relief valves will be installed to eliminate dripping. River rocks are replaced.

AC Maintenance has been completed.

The front entrance corner repair has held up through the year.

The water heater has been replaced with higher capacity.

All unit owner shower body filters were cleaned one time at the expense of the building. All future hot/cold mixing issues are unit owner responsibility. Testing hot and cold at the sink in the unit will tell the unit owner whether they have a shower body mixing problem.

A building sediment filter was installed.

Citibank and Chase account access and statement issues were resolved.

The AFA Fire Alarm panel was replaced.

Some elevator issues were encountered. 3-4 times per year can be expected.

Front entrance vestibule lock was repaired and is worth testing without the fan on all the time.

Open items were reviewed:

The cellar lockout is tabled due to Covid 19 issues. Service personnel must have access to cellar without human intervention/contact.

The front sign number replacement is still moving forward but needed some momentum.

The front sign lights are now working consistently through the rain.

We need an update on the tax protest.

The exterior leak south east corner 2nd floor was discussed. Could be 3rd floor ac but more likely cracked concrete from Con Ed security fence bolts. Agreed to monitor and hold out for possible repair at the LL11 work in 2 years. There was some discussion whether the crack was something structural. Claude said probably not. John said maybe so. Agreed to try to find out.

Reviewed the possibility of a building wide upgrade from BPON to GPON Verizon fios. Adam had been working on it but it appeared to be dead in the water.

Alex mentioned noise travelling through the elevator but Claude responded that it was not a building issue. Some suggested some sound proofing at the elevator in Alex's unit.

The budget was presented via email and discussed.

Some of the line items for plumbing and "boiler repair" (water heater installation) were one time charges and did not need to be budgeted. Building finances healthy with 89,000 in two bank accounts. Virtually no projected deficit.

Jason moved that the budget be accepted, Alex seconded and it was unanimously approved.

There being no contested seats on the Board, Alex moved and Adam seconded and it was unanimously approved that the new Board was elected as follows:

Claude Simon, Yaneeke Samuels, Jason Trubitt, Michael Younge and Praveen Gulati (as of right).

There being no further business, John moved, Jason seconded and it was unanimously moved to adjourn the meeting.

Respectfully Submitted,

Claude Simon

January 13, 2022