

October 11, 2017

534 West 42nd Street Condominium

Annual Meeting of Unit Owners

Attendance:

From 534:

Claude Simon, John Riccardi, Michael Younge, Karan Gulati via telephone, Adam Hausman

Via Proxy: Amit (proxy to Claude Simon), Jason Trubitt (proxy to Claude Simon)

From Livingston Management:

Rony Kravel, Joel Krieger, Stephanie Leff, Omri Kedem

Agenda:

Roll Call

Proof of Notice

Building Manager's Report

Election of Board

Old Business

New Business

Adjournment

Call To Order: 7:45 pm

1. Roll call- Stephanie circulated a sign in sheet for Unit Owners and presented proxies for Amit and Jason Trubitt. Karan was contacted by phone for electronic attendance.
2. Proof Of Notice- Provided by Stephanie
3. Reading of Minutes- Waived by motion of John Riccardi, Seconded by Michael Younge and unanimously carried.
4. Building Manager's Report

Omri Reported On Maintenance Issues As Follows:

A. The NYC operating permits for the new boilers are still in process, being expedited and close to completion. The last rejection was October 6.

B. The intercom issues was traced by the technician to some ribbon cable corrosion in the front door intercom. Although the intercom is currently working as a result of reseating the cable, the technician is returning to replace the speaker module and cable with new on 10-12-17.

C. Water dripping from unit a/c's was reported by the super to several people in management and in the building. It was agreed that there was no actionable issue but that Omri would arrange with the super to view the supposed problem. Claude added that the inside of the front intercom was completely dry at the time of repair and that the corrosion was normal atmospheric corrosion.

Adam reported that the front light timer needed adjustment.

Claude reported that the rearmost rooftop bulkhead exhaust fan was not operating. Omri said he would investigate, beginning with checking the breaker.

Stephanie distributed the 2018 Budget for review and approval at the Board Meeting following the Unit Owners' Meeting

5. Election of Board- Yaneke resigned from the Board via email. Adam Hausman indicated his interest in being on the Board. His nomination and second was assumed by unanimous agreement. Jason Trubitt was also nominated to the Board by prior email by John Riccardi and seconded by Claude Simon. Other incumbant Board Members were deemed nominated and seconded. The nominees were as follows:

Claude Simon

John Riccardi

Michael Younge

Adam Hausman

Jason Trubitt

Karan Gulati, as commercial unit owner, has a permanent seat and did not require nomination, or election.

The votes were cast and tallied by Stephanie with the resulting Board as follows:

Claude Simon

John Riccardi

Michael Younge

Jason Trubitt

Karan Gulati

6. Old Business-none

7. New Business- John Riccardi spearheaded a conversation and discussion with Livingston Management representatives regarding recent changes in ownership. Rony explained that there were only minor ownership changes that occurred a year ago. He had been involved with Livingston for many years but just last year bought additional ownership from Joel and took a more active role. Rony, Joel and John Bakhash are the principles. Patrick is working on a limited basis in expediting. Omri is the new contact for maintenance issues. Stephanie can also respond to those as well.

8. With no further business, the meeting was adjourned by motion of John Riccardi, second by Michael Younge and approved unanimously at 9:15pm.

Meeting of the Board of 534 West 42nd Street Condominium
Immediately Following the Annual Unit Owners' Meeting

Present: Claude Simon, John Riccardi, Michael Younge, Karan Gulati via Telephone, Jason Trubitt through designee Claude Simon

1. Election of Officers- It was agreed unanimously by open discussion to maintain the same incumbent officers and vote Jason Trubitt as Vice President, replacing Yaneke Samuels. The officers are as follows:

Claude Simon- President

Jason Trubitt- Vice President

John Riccardi- Treasurer

Michael Younge- Secretary

Karan Gulati- Member

2. 2018 Budget- The Budget as distributed by Stephanie was approved unanimously without

change.

3. New Business- There followed a discussion about arrears wherein it was agreed to give some reasonable time since the mailing of new statements containing interest charges and a cover letter for unit owners in arrears to contact Management for payment and/or payment terms. John agreed to call Tiiu to verify that she received the letter and find out her intentions regarding payment.

4. Adjournment- Motion by John Riccardi, second by Michael Younge and carried unanimously.