

534 West 42nd Street Condominium

Annual Meeting of Unit Owners

At Unit 8 and Via Zoom

October 27, 2020

Called to order 7:45pm

Roll Call:

In person: Claude Simon, Yaneke Samuels, John Riccardi, Michael Younge, Adam Hausman

Via Zoom: Praveen Gulati, Jason Trubitt, Steve Trebatch, Alex Hwang

Absent: Amit Khaneja, Tliu Kuik

No Proxies were received or presented.

The minutes for the 2019 Annual Meeting of Unit Owners were presented (via email to unit owners) and were admitted by motion of John, second of Nikki and unanimously approved.

Claude presented the property report:

RE: Completed Items

Annual Boiler maintenance was completed. A couple of minor maintenance items will be done next year.

The basement ac was replaced in 2020.

The 9th floor elevator was locked off to public access. A fob is now needed to go to 9.

The cellar lock out was not completed. We need to install a security panel in the lobby for technician access in addition to the key and fob in the traka.

The AC filters have been changed.

The Front Entrance has been repaired and a metal corner guard installed.

The Lobby stairwell door, damaged by FDNY during a false alarm response, has been repaired.

All garbage has been removed from the "knack room".

Two cracked pavers on the roof have been replaced.

Lights have been repaired on the roof.

Roof has been cleaned up.

Boiler room has been cleaned up and remote access computer mounted on the wall.

Con Ed Electric Smart Meters have been installed throughout the building.

An open elevator incident was resolved. If floors become unlocked in the future due to a technical failure, the only way to secure the floors until service arrives is by shutting down the power to the elevator.

A fob inventory has been completed and all unknown fobs not in our possession which were in the system have been deleted.

All stairwell lights have been repaired and are working.

All fire extinguishers (28) have been mounted, inspected and numbered.

The fire alarm company (AFA) call list has been updated to:

Yaneeke Samuels

Michael Younge

Claude Simon

A faulty mixing valve causing low, no heat was replaced early in 2020.

RE: Open Items presented by Claude with assistance.

The cellar is not locked out yet to public access. We are installing a separate access keypad in the lobby so that building service people can access without using the Traka box.

The front sign is not complete. Steve said that that kind of work is proceeding now and he will get it done.

The front lights have remained on despite the rain and there having been no silicone used to seal the connection. We will monitor it.

There is a sprinkler drain pipe drip in the "knack room". Steve said he would confirm the sprinkler

maintenance vendor a let us know so we can get it fixed if necessary.

The elevator violation from July has been resolved per Steve.

There is a FDNY violation for 2 false alarms in April and May. The building contacted the alarm company both times and a technician came both times immediately after the incident. Steve offered that Patrick would fight the violation and follow up with the Certificate of Correction.

We are currently working on a canopy for the pumps in the boiler room to reduce the vibration and noise to Unit 2 and the rest of the building.

Con Ed will be scheduling and installing Gas Smart Meeters in the near future.

The replacement of the PTAC as unit in Unit 3 (unit owners responsibility) gives us an opportunity to see if new PTAC units can be installed which are smaller and allow for the removal of the canopy.

Artur changed his mind about his wife being on the payroll instead of him, per Steve.

There is an ongoing tax protest going on per Steve.

The floor was opened to comments and or questions regarding the property report.

Adam mentioned that Verizon will be upgrading our boxes in the basement in the near future at no cost to the building.

There were no further comments or questions.

Nikki moved that the 2021 budget discussion and review be put over until after arrears funds were received from Unit 7 closing scheduled for Nov 5. Michael seconded and it was unanimously approved.

Without any "resignations" from the Board, and without any new interest in serving on the Board, Nikki moved that we keep the same board. Michael seconded and it was unanimously approved as follows:

Claude Simon

Yaneeké Samuels

John Riccardi

Michael Younge

Praveen Gulati

John moved for adjournment, Nikki seconded and it was unanimously approved.

Meeting adjourned.

Respectfully Submitted,

Claude Simon

10-28-2020