

**July 13, 2016  
534 W. 42<sup>nd</sup> Street Condo  
Board Meeting Minutes**

**Call to Order – 8:10pm**

**Attendance:**

**Nikki Samuels, John Riccardi, Claude Simon, Karan Gulati,  
Joel Krieger, Stephanie from Joel's office  
Via Skype: Aimee Drouin**

Also in attendance: Karan's Real Estate Broker Yvette Stark

**Agenda**

- Roll Call and Presentation of Proxies
  - Proof of Notice of Meeting if Necessary
  - Reading and Approval of Minutes
- Discussion of proposed tenancy Unit 1
- Building Report-Joel/Patrick
  - Quick financial update
  - Project status
- Discussion of building security
  - Lock changes
  - Elevator changes

**8:10-8:15  
Roll Call and Presentation of Proxies**

- A. **Roll Call** (see attendance above). Quorum present. No proxies.
- B. **Reading and Approval of Minutes from last Board meeting** – Aimee previously sent January 13, 2015 minutes to all Board Members, Aimee moved to approve them, Claude seconded, and Board unanimously approved.

**8:15-8:40  
Discussion of proposed tenancy Unit 1**

- **Commercial Space** – Yvette has not only the leather goods store as a potential tenant, but looking alternatively having a currency exchange (with standard business hours and bulletproof glass). She is proposing Euro Exchange

Corporation as a 5-year tenant, and brought a description of the business and list of the partners with their information, and verification from regulatory authorities.

- **Signage** – John pointed out that the signage may be an issue; nobody wants a big sign on top of the concrete. A sign in the window would be feasible. Discussion of signage and visibility ensued. John suggested signage underneath our 534 W. 42<sup>nd</sup> Banner, which may be a workable solution.
- **Voting** – the only thing we have to vote on is signage, and Board isn't going to vote on the signage brought by Yvette. She will be submitting proposed signage that the whole building can vote on.
- **Sidewalk** – John indicated that anything blocking the sidewalk (sandwich board, e.g.) would not be feasible because of the police station.
- **Tenant Information** – The prospective Tenant is Euro Exchange Corporation, a Florida Corporation. Sied L. Hasnain is the person who would run the Exchange.

#### **8:40-8:50 Building Report**

- **Quick financial update** – 2015 Audit has been mailed out. Assessment for boiler has been applied 50/50. Reviewed Monthly Financials.
- **Project status** – Nikki reported that fire alarm still not fixed. Need to replace light in stairwell; we have \$ for that in the budget. John will discuss via email so that we can assess.
- Nikki reported that foyer elevator and wall were damaged by someone moving. Aimee asked for photos via email. Joel said he'd look into repairing the damage.
- Nikki escalated our garbage issue through the proper governmental authorities, and we officially have permission to put our garbage in the police dumpster.

#### **8:50-9:25 Discussion of building security**

- **Lock changes** – Need to replace locks in common spaces of building. John and Claude estimate the job to cost between \$3000-7000.
- **Elevator changes** – Elevator should have keyed access to the cellar, rather than open access. Also we should be able to open up the lock on our floor if we're expecting a group. Claude will get technician to repair lockbox and fobs.

#### **9:25-9:30 Scheduling**

- **Schedule next meeting** – Board will schedule via email.