

**November 15, 2016
534 W. 42nd Street Condo
Annual Meeting Minutes**

Call to Order – 7:35pm

Attendance: Adam Hausman, Yaneke Samuels, John Riccardi, Karan Gulati, Claude Simon, Michael Young, Jason Trubitt, Stephanie and Joel Krieger from Livingston
Via Telephone: Aimee Drouin
Missing: Tiuu Kiuk, no proxies.

Agenda

- Formalities
 - Roll call on sign in sheet and presentation of proxies
 - Proof of Notice
 - Reading of minutes unless waived
- Building Manager's report
- Election
- Discussion of old business
- Discussion of new business
- Adjournment

**7:35-7:40
Formalities**

- A. **Roll call on sign in sheet and presentation of proxies**
- B. **Proof of Notice** – provided by Joel
- C. **Reading of minutes unless waived** – John moved to waive reading of minutes from 11/16/15 Annual Meeting, Claude seconded, and motion carried.

**7:40-8:00
Commercial Unit Discussion**

- A. **Commercial Unit Discussion**
 1. Karan voiced his concerns about the restrictions on the commercial unit leading potential tenants to walk away. Received recent proposal for a falafel/salad store. Would need to add a water line for business.
 2. John pointed out that there was no plumbing included with sale, and that is what the unit offered. Conversation ensued regarding changes

to building involving risk. Board is not willing to make non-essential changes to building.

3. Claude asked whether Karan would be open to tenant suggestions from people who live in the building, as he has offered before without feedback from Karan.

4. John suggested Karan get a broker's assessment of the rental value of the unit.

5. Adam brought up types of businesses that could inhabit the space.

**8:20-8:30
2016 Condo Board Elections**

A. John proposed same Board Officers for 2016, except Aimee stepping down from Board and Michael stepping in for her; discussion of same ensued.

1. John moved to elect the following Board Members for the upcoming year:
 - a. Yaneke Samuels
 - b. Claude Simon
 - c. Michael Young
 - d. John Riccardi

2. Ballots were collected at the meeting, and Joel will provide the results via email.

**8:00-8:50
Building Manager's Report**

- A. **Joel** reviewed budget, including specific repairs; will send around a copy of budget via email.
- B. **Claude** indicated that the basement and roof should be keyed access rather than the free access that exists now. There is a master fob that can be programmed which Joel has, but Arthur does not. Claude indicated that there should be a lockbox for that master fob. John added that the lockbox can be in the lobby since Joel/Patrick/Arthur can get into the building via Virtual Doorman. John added that phone capability should be added so that we can buzz people in from our smartphones. Adam added that the Virtual Doorman people may have the capability.
- C. **Nikki** advised that there is garbage residue on the elevator walls on a regular basis which should be cleaned.
- D. **Neighborhood news:** Nikki noted that Merchants bought the hotel across the street (Travel Inn) and that it's being converted to an upscale hotel.

8:50-9:00
Scheduling, Close

- E. Schedule next meeting** – Next Annual Meeting will be scheduled via email.
- F. Close meeting** – Meeting Adjourned at 9:00 pm via Yaneke's motion, Aimee's second, unanimous approval.