

**November 16, 2015
534 W. 42nd Street Condo
Annual Meeting Minutes**

Call to Order – 7:40pm

**Attendance: Adam Hausman, John Riccardi,
Claude Simon, Michael Young, Jason Trubitt,
Austin Rabbie & Joel Krieger from Livingston**

Via Skype: Aimee Drouin

Missing: Tiuu Kiuk, Praveen/Karen from Commercial Unit, no proxies.

Agenda

- I. Old Business
 - a. Approve minutes from building meeting
 - b. Building Manager's report
- II. New Business
 - a. Hiring Lawyer
 - b. 2016 Board Elections
- III. Financial report
- IV. Schedule next meeting; Close meeting.

**7:40-8:15
Old Business**

A. **Approve minutes from last Annual meeting** – Adam moved to approve minutes from 1/30/14 Annual Meeting, Claude seconded, and motion carried.

B. **Building Manager's report**

- 1. **Boilers** – Joel explained issue and reported that Mercury completed repairs.
- 2. **Banner Lights and Roof Deck Lights** – Joel said he'd get a recommendation for how to keep those lights from burning out so quickly.
- 3. **Dumpster** – Being used by police and others, will relocate if issue.

**8:15-8:40
New Business**

A. **Hiring New Lawyer**

- 1. Adam introduced Darryl M. Vernon as potential lawyer for Board.

2. Darryl Vernon in attendance at Annual Meeting, invited questions.
3. John asked whether Darryl has any experience with condos with commercial units; Darryl responded that he has represented buildings with commercial units, has awareness of how commercial unit documents are drawn and the issues that come with them. Discussed right of first refusal, rights of commercial unit owner, and how we can change By-laws. Most of the language in the By-laws is geared towards the Sponsor and gives Sponsor rights, which is no longer applicable. By-laws also give commercial unit owner certain rights regarding what they are permitted to use the unit for (essentially anything that's not illegal, noxious).
4. Billing question – bills hourly, on retainer.
5. Adam moved to hire Darryl M. Vernon as lawyer for Board, Claude seconded, motion for hiring Darryl carried.

B. 2016 Condo Board Elections

1. Adam proposed same Board Officers for 2016, except Adam stepping down from Board and his wife Yaneke Samuels stepping in for him; discussion of same ensued.
2. Adam moved to have following officers on Board:
 - a. President: Yaneke Samuels
 - b. Vice President: Claude Simon
 - c. Secretary: Aimée Drouin
 - d. Treasurer: John Riccardi
3. Claude seconded. Vote passed.

8:40-8:55 Financial Report

- B. Joel explained repairs, inspections, monthly fees, and shared that we are projected to bring in \$125,134 for 2015.
- C. Possible addition to 2016 Budget: Service contract for Boiler: \$2200/year
- D. Possible gas line to run to roof for gas grill (doesn't need to go into budget)
- E. John moved to accept Financial Report for 2015 and 2016 (+ \$2200/year), Adam seconded, motion passed.

8:55-9:00 Scheduling, Close

- C. **Schedule next meeting** – Next Annual Meeting will be scheduled via email.
- D. **Close meeting** – Meeting Adjourned at 9:00 pm via Adam's motion, John's second, unanimous approval.