



E.G.

INC.

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Esplanade Gardens 2022 Annual Stockholders Meeting

October 23rd, 2022

President's Address – Moiré Davis

Dear Fellow Stockholders,

Welcome to our 2022 Annual Stockholders meeting. Family, we have weathered the storm! These last few years have been a true test of our determination, resiliency, and cohesiveness. In January 2019 we embarked upon a humungous overdue journey, to repair our home. Our first Open Shareholders Meeting to kick-off the Capital Project was held on January 24th, 2019. At that time Esplanade was 52 years old. Within, those 52 years there was concrete work done on the grounds that was so poorly done it had to be repeated, the elevators were refurbished, and the ceilings were dropped so low, we could no longer get large pieces of furniture in or out of the elevator. The intercom systems haven't properly worked in nearly 20 years. To put it bluntly there was a lot of work to do and a long road ahead of us.

Since October 2017 as a collective the Board has been determined to stand firm, protect our home, repair it, and improve our quality-of-life at Esplanade. Has it been easy and pleasant, of course not, has it been an inconvenience and challenge absolutely! But guess what Family, we weathered the storm! We have been building a rapport within our community and advocating fiercely on behalf of Esplanade. On Friday, October 21st, I was notified that the Lt. Governor Delgado was speaking at the A. Phillip Randolph Senior Center, despite my tenure as Board President ending in a couple of days, I went over to discuss getting the city to repair our Seawall. That project would cost the Corporation upward of 20 million Dollars. We have also started discussions with the new Borough President regarding CapGrant and discretionary funds. If one of us puts the ball in the basket that's a point and possible win for the entire team. The team is "Esplanade Gardens".

Over the last few weeks, the desperation of the Oversight group has intensified. They've been working overtime trying to bash, slander, and discredit other candidates. By distorting the truth, omitting pertinent information, and flat out lying. All the activities they've engaged in is not in the best interest of our community, clearly, they are fueled by some personal vendetta. It is truly disheartening to see this type of negative, divisive, unproductive, and cancerous behavior carried out by our fellow shareholders when our society is lacking compassion, unity, and positivity. It's disgusting to walk in our buildings and see this oversize group piled up in our lobbies running shareholders down begging them to sign bogus petitions mainly through trickery and lies. So many shareholders have complained and feel harassed by this cluster of people. Hopefully, in time this group can re-channel that energy into something positive and productive.

Please understand our Board has made a conscientious effort to stay above the fray and not go back and forth with the empty banter. We rather use our time to concentrate on the more important things such as taking care of our home, and creating sustainability, instead of arguing, fighting, and tearing each other down. Disappointingly, that was the culture of various boards in the past. Thankfully, our resolve to remain goal-driven and focused allowed us to ignore the ignorance, and properly prioritize our priorities.

Here is a list of the Boards Accomplishments from 2018 until the present:

1. Removal of Prestige Management (Processed our checks with an unauthorized rubber stamp and other egregious issues).
2. Termination of Previous Accountant (Complacent, poor record keeping, and questionable financial reporting)
3. Electrical Upgrades (Circuit Breakers, GFCI's, and new light switches)
4. New Plumbing (Pipes, Risers, Shutoff Valves, and Waste lines)
5. Façade Work (Repair and Reinforced)
6. Terrace (Repaired broken concrete, new railings, and dividers)
7. 24 New Elevators (Not refurbished)
8. Replaced building roofs
9. Replaced rooftop railings (railings were broken and missing)
10. Co-gen (emergency generators installed which will provide light in common areas and power two elevators in the case of a power outage).
11. Installed LED Rooftop Lighting (besides being aesthetically appealing we are in the pathway of a couple of airports our rooftop lighting provides us with more visibility).
12. New Hallway Tiles
13. Stairwells & Hallways painted
14. Illuminated Exit Signs on all floors
15. Security Cameras Installed on All Floors, Stairwells, Elevators, and additional cameras in the parking lots and other outside areas.
16. Lobby Renovations
17. Electronic Lobby Doors (the second inner door will be locked with a key fob in progress)
18. Parking Lot gates (Properly repaired and key fobbed in progress)
19. Intercom System (repair, reprogram, and make operational – in progress)
20. South Community Room – (Under Renovation, delays due to HVAC and mechanical work, and Building Stop Work Orders – however work has resumed)
21. North Community Room (Electrical, Lighting, Cameras & Bathroom Ceiling repairs in progress)
22. Pool & Pool House Bathroom renovations (Both Aluminum pools were several warped and pulling away from the concrete, the new pools are now made of concrete which is more durable and can last 50+ years)
23. Parking Lot Areas (the majority of the parking lots have been completely repaved)
24. Additional Parking Spots (We were able to create additional parking after the MTA finished their flood wall mitigation at no additional cost to the Corporation through negotiating with EECruz)
25. Replace all building heat exchangers (work is still in progress)
26. Building Grill & Vent Cleaning (Work completed – now our bathrooms have ventilation)
27. Laundry Room and Back Doors will require a key fob
28. Laundry Room Renovations (The Board has selected a new laundry room company and the laundry rooms will be completely renovated which will include our 55-year-old untouched bathrooms done by the new laundry room vendor.)
29. Replaced the roofs over the lobby entrance and had those broken outside tiles replaced with granite.
30. Renovate and redesign the Management & Maintenance Offices, and the Board room.
31. Landscaping (Have met with a company to assess the property and will be removing dead trees and shrubbery and cultivating and beautifying the property).
32. Replacing all building compactors (customized new compactors are in production)

I am sure I forgot a few items! Nevertheless, I am extremely proud of our Board. This was truly a labor of love. There are two commandments the first is Love God completely and wholeheartedly, the second is love our neighbors as we love ourselves! Please know that it was the love we have for YOU our neighbors that continued to motivate us, helped us to persevere, and made us even more determined to jump all hurdles thrown in our path and remain focused on getting the job done for US our Esplanade family.

During these last several years we've navigated through some turbulent times! The keyword is navigated, and it was not without struggle, but guess what, our community pulled together and successfully navigated through some unprecedented turbulent times. My fellow "Esplanadian" Harlemites together we did it!

I would like to share a recent experience I had. I attended an event in recognition of Dr. May Edward Chinn she was the first African American woman to graduate from the University and Bellevue Hospital Medical College. She was also the first African American woman to hold an internship at Harlem Hospital. Dr. Chinn specialized in oncology. I would like to share a couple of excerpts of her book that sent chills through me because I completely related to her words which said, "I do what I think is right in my own way". "I can go on without you and I won't make any attempt to win you". "Become involved with the problems of your Nation, your State, your city, and especially your immediate neighborhood, help those with problems – help them to take the next step UPWARDS."

Thank you, family, for being so encouraging, patient, understanding, supportive, and loving! Without those beautiful ingredients our vision for Esplanade would never have come into view! Thank you for allowing me to be a part of it and trusting and believing in us. And I want to thank every one of you who have prayed for me. There were times I felt physically and emotionally spent however those kind and encouraging words refreshed, revitalized, and gave me the will to stand up and push forward. Thank you, thank you, thank you!

Let us all become an asset to our community by contributing to the unity. Remember positive thinking and actions bring positive results. There are two parts to a math equation the problem and solution which one are you?

There are six buildings with six rooves but there is only one house "Esplanade". Family we've come too far to turn back now!

Very truly yours,

Moiré Davis (MJ)

President, Board of Directors