

Esplande Gardens Board of Directors

February 20th, 2024

Executive Session

Meeting called to order at 6:04P.M. By **Mr. Collins-President**

Roll call conducted by **Richard C. Knowles- Secretary**

Present:

Hubert Collings, Donnell Faulkner, Ross Jackson, Richard C Knowles, Carolyn Lewis (via zoom), Sharon Lewis, Evon Qualls, Sandra Thomas, Debra Washington

No Minutes Read.

- 1) Motion by Ross Jackson and Seconded by Evon Qualls at 8:11 P.M.
Motion made for a 12.00\$ a month rebate for not having gas in building six (6) from November 23rd, 2023 until gas restored.
Yes: H. Collins, D. Faulkner, R. Jackson, R.C. Knowles, C. Lewis, S. Lewis, E. Qualls,
S. Thomas, D. Washington.
Absent: M. Crump, S. Germany
- 2) Motion by Ross Jackson and Seconded by Sharon Lewis at 8:13P.M.
Motion to engage N.Y. Plumbing to do the gas replacement in building six (6) not exceeding 800,000\$.
Yes: H. Collins, D. Faulkner, R. Jackson, R.C. Knowles, C. Lewis, S. Lewis, E. Qualls, S. Thomas, D. Washington.
Absent: M. Crump, S. Germany
- 3) Motion by Evon Qualls and seconded by Richard C. Knowles at 8:20P.M.
Motion made to accept the “As Is Policy” for restoration of empty apartments.
Yes: H. Collins, D. Faulkner, R. Jackson, R.C. Knowles, C. Lewis, S. Lewis, E. Qualls,
S. Thomas, D. Washington.
Absent: M. Crump, S. Germany

Topics:

Question brought by Ms. C. Lewis to catch up on the minutes that have not been produced. Is Ms. Hunt needed to draft the meetings that are behind, Oct, Nov, Dec, Jan. Ms. Wigfall will be in contact to Ms. Hunt.

Legal Update:

Gave an update on the things that are needed to go toward capital plan to pay off capital work.

Contact HDC-March-The Bank

Review as is policy

Mr. Hartley proposed "As Is Policy" 2 sold as is 9x9-covered by 12x12

Cabinet self-closing, fresh coat of paint 6,000\$-7,000\$ to restore, save about 7,500\$ for restoration collect from apartments sold plus monthly payment approximately 90 "as is" 25 total restoration.

Laundry Room:

People are not able to reach machine. Machine not always working properly along with change machine.

Chris Magley: Dryer not hot enough along with time not long enough. Need extra baskets.

Dry Cleaners:

Served with notice of termination if they pay up it will be reconsidered. They owe 150,000\$ if they would make an agreement late fees and lawyer fees. March 31, 2024 is deadline-Notice of consistent delinquency-

Utilita Saves:

The agreement was over since 2019. They are owed 20,000\$. The motion was made by last Board.

Violation: with HDC will give loan to pay up all violations. Negotiations to bring away the interest vacate, elevators, compliant by shareholders

Forensic Audit:

Sonnerberg, the necessary documents are being looked on loan documents, management 2019, 20, 21, 22 reports have not been given yet.

David Barone was contacted Metro Management unqualified opinion charging them with every single document they get their hands on, statements of operation in & out insurance

Committee Liaison:

Building Chair & Co- Chair	H. Collins
By Laws	R.C. Knowles
Election	Thomas
Emergency/ Management/ Maintenance	S. Lewis, D. Faulkner
Security	R. Jackson
Welcome	E. Qualls
Health & Wellness	S. Lewis
Youth & Education	D. Washington

Meeting Adjourned

8:40P.M.