

Board Meeting January 9, 2024

Roll Call @ 7:05PM

H. Collins, M. Carroll, R. Jackson, C. Lewis, S. Thomas, M. Sweeting, C. Mays, J. White, M. Crump, E. Qualles, Absent: D. Washington

H. Collins: \$10,000 spent for resolutions, we should put out a notice, they can come and request a copy, let management know, they were taken in the past. Is it mandatory? Can we use discretion?

R. Jackson: Find a way it's cheaper that way instead of printing going forward and need to come get/request.

J. White: Annual things come with elections - remove from by laws, can be distributed before elections.

C. Lewis: We talked about, when the resolutions coming out 2022, were missing, as in the bylaws nothing can be done, unless put into change by laws.

S. Thomas: Large we don't have money forward until new by laws are done they can pick up.

E. G. Gazette not via E. G. Board needs to put out something to shareholders.

E. Qualls: Management is aware of this cost.

H. Collins: Management to notify board first - put out to

C. Lewis: They were instructed according to by laws must be done annually until request to put in for next year.

H. Collins: done deal.

C. Lewis: Meeting, going on not let no in advance, should be minimum 1 - 3 people; not the last minute, let shareholder question nys housing must open meetings be held in person observe on line

S. Thomas: You don't need zoom, it's not reaching people you only reaching a handful of undesirable giving out to friends.

J. White: Laws have changed, working from home, time have changed, world has changed, people call

C. Lewis: Problem with zoom previous motion put on zoom, voted against in person

H. Collins: in the past people were invited to attend, go back to; who controls zoom, management cannot be paid.

M. Carroll: Fran was asked what is the legality if someone threatens you (lawyer said there's nothing you can do, in person confrontations; moving forward; its we

M. Sweeting: So many issues, other things text savvy have been abused and often taken advantage of; whether all meetings open need complete information; change things - need 12/22 we need a rebuttal on our by laws, why we have to take this on we to access the law send a not to HPD, what's mandated by State - 6 meetings per year - that's every other month.

H. Collins: always been allowed, limit the number]

M. Sweeting: Meeting in the boardroom can be limited to building chairs, and can be random. Don't want to be exclusive. 2/2/23 - Motion to hold a meeting in the Community Room.