

Board Meeting - April 18, 2023 – **CORRECTED 5/17/23**

Facilitator: H. Collins

Present: H. Collins, N. Carroll, E. Qualls, M. Crump, S. Thomas, C. Lewis, J. Lawrence, D. Washington, J. White, A. Thomas, C. Mays

A. Thomas noted that the minutes of Feb 14, 2023, incorrectly listed C. Lewis as facilitator..

MOTION: Time 6:12 PM - A. Thomas motioned to accept the minutes of 2/14/23 with noted corrections seconded by James White

**YES** – H. Collins, M. Carroll, M. Crump, S. Thomas, E. Qualls, C. Lewis, A. Thomas, J. Lawrence, J. White, C. Mays, D. Washington **NO** – None **Absent** – None  
**Abstain** – None **Passed YES 11**

MOTION - Time 6:15 PM - Zoom meeting correct date 1/10/23 motion by E. Qualls and seconded by J. White to accept the minutes with necessary corrections.

A. Thomas noted to correct the date from 10/28/22 to 10/18/22.

**YES** – H. Collins, M. Carroll, M. Crump, S. Thomas, E. Qualls, C. Lewis, A. Thomas, J. Lawrence, J. White, C. Mays, D. Washington **NO** – None **Absent** – None  
**Abstain** – None **Passed YES 11**

C. Lewis informed the board due to problem with her recording device, the March 7, 2023 minutes are delayed . The problem has been corrected and the minutes should be included in the next Friday package.

#### MANAGEMENT

Property Manager, Renee Wigfall along with Asst. Manager, Felicia Gittens stated they received additional handouts with financial package from Metro Management. They are fact finding and observing. There are currently 93 vacant apartments and will be conducting a meeting with the Resell team to visit each apartment to assess and determine what is needed to restore them. Ms. Wigfall had a meeting with the L & T attorneys to discuss the arrears and be more aggressive with the process.

Laundry Room – Ms. Wigfall spoke with Fowler about the height of the machines. Fowler is providing six (6) stools, each building will receive one. C. Lewis stated the stools can be a problem. How does that affect those who may be physically challenged? They will also verify the basket count in each laundry room. Training by Fowler on how to operate the machine should start next week.

Page 2

C. Lewis inquired about the platforms they were to be installed - it was revealed the problem with the platform is they would cause a large distance from the machines and prevent baskets from being to pass.. Laundry room upgrades are expected to start May 15, 2023.

**Motion** -Adrienne Thomas, seconded by Evon Qualls at 6:27pm  
The Laundry Room upgrades to commence on May 15, 2023.

**YES** – H. Collins, M. Carroll, M. Crump, S. Thomas, E. Qualls, C. Lewis, A. Thomas, J. Lawrence, J. White, C. Mays, D. Washington **NO** – None **Absent** – None  
**Abstain** – None **Passed YES 11**

#### KEY FOBS

Ms. Wigfall advised the board that the distribution of key fobs in two (2) weeks once they back into the Management Office

**Motion** by Sandra Thomas and seconded by Debra Washington at 6:42pm  
Distribution of Key fobs: All household members must be on the income affidavit to receive a key fob. First two (2) fobs per household at no cost, additional fobs for ages 13-18 year old, will cost \$25.00, ages 19 and up will cost \$50.00. Cost for lost fobs will be \$50.00.

**YES** – H. Collins, M. Carroll, M. Crump, S. Thomas, E. Qualls, C. Lewis, A. Thomas, J. Lawrence, J. White, C. Mays, D. Washington **NO** – None **Absent** – None  
**Abstain** – None **Passed YES 11**

Ms. Wigfall advised the board of a letter from Esteem Security Services dated April 3, 2023 threatening to walk out due to non-payment. Dunbar Pharmacy sent an informational flyer for delivery services and is requesting the board to approve the flyer can be distributed to the shareholders. A shareholder is inquiring about installing a walk-in shower and terrace enclosures. Mr. Collins will check with the Dept. of Buildings and HPD. Ms. Fran Lawless, Corporate Attorney advised the board to be careful due to Reasonable Accommodations rules/laws. Ms. Lawless recommended the board not just say NO. The board needs to demonstrate a review of the request.

#### MAINTENANCE

Mr. Hartley spoke about the expansion joints, radiator leaks, repairs are needed. The forklift that was ordered will be here in 2-3 months, but the company can provide a rental at \$1700 per month. Ms. A. Thomas suggested negotiating a better price for the rental. Compactors for Bldgs. 3 & 4 will be here by the end of May.

Page 3

### ESTEEM SECURITY SERVICES

Nothing new about the submitted security report. The parking lot gates are not operational, which is a continued problem with illegally parked cars. Previously Metro Management instructed Esteem not to tow any illegal vehicles and asked that the new management company provide written guidance on how to handle illegally parked cars. Esteem claims they do not receive a calendar of events for the community rooms. Ms. Lewis stated the rental contract includes security services for the events and a calendar schedule of events is distributed every Friday for the following weeks' events. Esteem requests an updated parking grid to assist with identifying illegally parked vehicles. Esteem states complaints against security guards are reported to the board and will follow up with a letter.

Habitual problem: someone throwing garbage out the window on parking lot side of building three (3) from the terrace, egg hit vehicle shareholder became very irate we only want advise report given to management they notified and checked to see if they are previous complaints.

### Discussion – Greater Hood

Who okayed the notices for Precinct and church to have a meeting, A. Thomas asked? M. Carroll said she had told them they could use the community room.

C. Lewis: Wanted to know why they weren't using the church?

M. Carroll: High crime area, police asked.

A. Thomas: I agree with that except the board wasn't asked.

J. Lawrence: They should have used NAN.

A. Thomas: What's the policy using the community room, what are the guidelines for us; are they being charged?

H. Collins: Said in the past there was no charge.

E. Quall: It's for our benefit.

C. Lewis: M. Carroll and 32nd Pct & Church whose doing

D. Washington: Problem it's after the fact, why not done at church or senior center?

M. Carroll: Because high crime is thus only for E.G. or is it open to the public? J.

Lawrence: property crime rate is low.

M. Carroll: Greater Hood and 32nd Precinct could be in the community room on 4/25/23.

A. Thomas: agrees

J. Lawrence 32nd Pct don't come when called.

H. Collins: No more discussion put to vote, needs to be clear.

Motion by Merle Carroll and seconded by Evon Qualls at 7:25pm

To allow Greater Hood and the 32<sup>nd</sup> Precinct to use the North Community Room on April 24, 2023, to discuss "What's happening in the neighborhood".

**YES** – M. Carroll, E. Qualls, M. Crump, J. White; **NO** – H. Collins, C. Lewis, J.

Lawrence, D. Washington, A. Thomas, C. Mays, **S. Thomas (\*)**

YES – 4 NO – 7 ABSENT 0 ABSTAIN 0 – Failed

Page 4

A. Thomas: All board members didn't receive a copy of the letter from L. James, so a copy is needed, and the response that was included in Friday's package. She also stated that "Helping Hands" group has \$11,000 and wants to do a pantry for seniors in the community room. C. Lewis questioned that this group is not a standing committee and where did the funds come from. During Covid, many shareholders complained about the food they were distributing. H. Collins will investigate before a decision can be made.

#### COMMITTEES

Newspaper: A. Thomas states in the past the committee had an annual budget of \$6,300. S. Thomas against spending funds for the newspaper, recommends one (10 page only

By Laws:

Why not get calls from liaison for meetings? S. Thomas - Election and Pool Committees

H. Collins: Don't have any money, still waiting for Metro Management to do a final reconciliation.

Motion to adjourn regular meeting, for Executive Session at 7:49pm