

Esplanade Gardens Board Meeting – CORRECTED 5/17/23

Tuesday April 4, 2023

Roll Call conducted by Madra Crump at 7:02pm

Present: Hubert Collins, Merle Carroll, Carolyn Lewis, Madra Crump, Evon Qualls (via telephone), Joseph Lawrence, Debra Washington, James White, Charles Mays, Adrienne Thomas, **Sandra Thomas (arrived late)*** A quorum has been met.

MOTION: James White, seconded by Charles Mays at 7:23pm

J. White makes a motion to remove Sandra Thomas from the board of directors seconded by C. Mays for the following reasons: 1st- on 11/29 had a physical push with a shareholder prior to special call meeting in building 6; 2nd - Dec 8th 2022 capital improvement meeting throwing a pink item during a verbal dispute; 3rd- 3/7/23 left, her seat while being called back by the president and assistant secretary not to proceed to approach in a menacing manner in during board meeting and 3/21/23 physically attacked a shareholder after a security officer this incident was seen by several shareholders that were leaving. 12/8/22, 3/21/23, 11/21 2/23 resulting in the police being called to premises.

Discussion: C. Lewis: These charges don't have anything to do with the Bylaws Sec 2: Part #2 /#4. Do you have any documentation?

YES- J. Lawrence, D. Washington, J. White, C. Mays, A. Thomas **NO** – H. Collins, M. Carroll, E. Qualls, M. Crump, S. Thomas, C. Lewis
NO - 6 YES - 5 Failed

Discussion:

A. Thomas: Liability after the meeting we can't afford.

C. Lewis: Can't go according to bylaws.

A. Thomas: Up for discussion by attorney.

Ms. Lewis asked J. White if he was making a motion for a 14 day notice, Mr. White responded he was not doing a 14 day motion.

Ms. D. Washington: states only one set of minutes have been posted. Suggested that three sets of minutes be posted at a time to bring up to date.

MOTION: M. Crump and seconded by Evon Qualls at 7:30pm

The Board meetings be held in the boardroom and all shareholders who would like to attend be to participate via zoom. Effective May 2, 2023, pending the completion and availability of the boardroom.

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Discussion:

A.Thomas: against Zoom who is supposed to host?

J. Lawrence - only benefit is to prevent shareholder from being assaulted, everybody compliant time brought up

YES – H. Collins, M. Carroll, E. Qualls, M. Crump, S. Thomas, C. Lewis **NO** – J. Lawrence, D. Washington, J. White, A. Thomas, C. Mays
YES -6 NO – 5 PASSED

After motion discussion - C. Lewis this was a problem in the past because the zoom accounts used were not corporation accounts, personal accounts cannot be used; some shareholders are able to meet in the community room to watch on video; the attorney noted. Link can be given to all shareholders.

S. Thomas: many shareholders were upset that the boardroom was not big enough; wouldn't have the problem. J. White: setting up an account, who is going to be responsible? C. Lewis responded, the Board President, Vice President, Secretary, Asst. Secretary should be responsible for running the zoom meetings. J.

Lawrence: open to shareholders to vote on the motion (to have Zoom).

A.Thomas: Board room chairs may not be available, possibly. H. Collins will check with management on the delivery date of the chairs.

LAUNDRY ROOM

Complaints - 3 after breaking down; dryer not working properly;

Asking for demo by laundry company, Fowler, come and do tutorial for shareholders.

C. Lewis asked if the machines were new or refurbished. A. Thomas responded; they are new. Received a complaint about the inside drums same size for the large and medium.

Platform to be done so that you can see top of machine.

New management to contact the company and have someone on the premises.

Mr. Rookard didn't want to start in the middle of the transition, new machines clean after every cycle; platform not a good idea. With the platforms, there will be limited floor space for the carts.

S. Thomas: many short people say they can't see the top; need to post signs; need more baskets.

H. Collins: Fowler will be coming in to provide tutorials on how to operate the machines. The fobs will be issued soon.

MOTION: Joseph Lawrence seconded by James White at 8:07pm

To have all board meetings audio recorded to be able to refer to and fact check the minutes.

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Discussion:

C. Lewis: Everything is not in the minutes, it's a summary and upon review, changes are made. Minutes don't have to be word for word. I recommend the board holds an open shareholder meeting at school around the 20th of April or at NAN as an alternative.

YES – H.Collins, M.Carroll, E.Qualls, S. Thomas, C. Lewis, J. Lawrence, D.

Washington, J. White, A. Thomas, C. Mays **NO** – None **ABSTAIN** – M. Crump

YES – 10 NO – 0 ABSTAIN – 1 PASSED

* Councilmember A. L. Taylor having a meeting April 5. 2023 - who authorized? T. Rookard. S. Thomas: Why didn't the board get official notification and we can't stop it now. H. Collins: Will check.

Easter Egg Hunt – D. Washington asked if LaDreamer can use the Community Room for storage on Saturday. The Board approved but will not be held responsible for any damage or theft of the items left in the room. H. Collins said he would speak to management and let them know.

J. Lawrence: Stated Madison Security was soliciting Esteem workers. H. Collins commented, Esteem said they wanted their money when will walk, so we contacted Madison as a contingency plan. Then the Esteem lawyer sent a new request.

J. Lawrence If we can't pay Esteem how can we pay Madison (who he alleged vandalized his car).

A.Thomas: Are they working on getting money; work still not done all building CO-GEN - being done (A. Thomas), apartment work can be done if the Capital Improvement Committee were still in place. C. Lewis stated since we were told 90+% of the work has been done, Building Chairs and Co-Chairs can reach out to their shareholders and compile a list of all unfinished work to be done then bring said reports to the Board. C. Lewis also stated we need to ask J. Lepper, Atty - Latty has caused many floods, we shouldn't be paying, not using insurance.

Mr. Chen (Prestige) sending a letter to all shareholders asking for information.

Meeting adjourned @ 8:34PM - C. Lewis asked to reopen the meeting at 8:35PM, to address the problems with the maintenance statements.

Requested H. Collins notify shareholders and the Management Office that **NO** Late Fees will be incurred for the month of April **ONLY** due to the transition period for the new management company.

Meeting adjourned @ 8:37PM

***NOTE: BOLD PRINT WITH ASTERISK INDICATES CORRECTION**