

Esplanade Gardens Board Meeting July 18, 2023

Roll Call@ 6:13PM

Board Members : M. Carroll, H. Collins, M. Crump, R. Jackson (6:26), C. Lewis, C. Mays, E. Qualls, M. Sweeting (6:35), S. Thomas, D/ Washington, J. White

Security; Management

Security: done and audit of out of state plates resubmitted lights, can't discuss why they removed just state they've been removed

C. Lewis: repeated noise complaints never seen in reports, it is written up and given to the shareholders not put in reports.

E. Quall: Security committee wants a representative to attend their meeting - 2nd wednesday, will let you know the actual date and time.

S. Thomas: complaint about man lying in the grass in front of building 1; security - never came will call NYPD. Not verified specifically which parking lot (.L.)

an explosion near the pool not our responsibility- Mr. Hartley, Maintenance

R. Wigfall - MTA came to the office to address the issue.

M. Carroll: Kept depot up 50 cars, the MTA

S. Thomas: Illegally parking - are they sticking them - YES

Trying to get another towing company.

R. Gittens: Can verify the ticketing; Ms. Wigfall once renewal of contracts then we can remove the vehicle

S. Thomas: Not necessary to await for key fobs, those who are in arrears, its money.

R. Jackson: No notification given to out of state plates - sticking a vehicle constantly

They are going to put in Friday Package

C. Lewis: whose incurring fees, they come to co and asks for payment - previous board

M>Crump: Put in writing to all shareholders

M.Sweeting: - out of state amount of arrears ? key fobs arrears - are we collecting?

Maintenance statement - parking, storage, A/C what portion is being collected?

J. Chen: Wiggins said 2 months - let them know parking will be taken. Maintenance -has been addressed. Security doesn't have capabilities to check.

C.Lewis: Can't separate, they are just going to pay for parking and storage.

M. Sweeting: Aggressive actions - we are financially in debt and facing demise need to separate

J. Chen: Goes to payment first

E. Qualls: How can we get the repairs done - yes they have been done

S. Thomas: Ticking cars give a report, management will show maintenance should also be towed don't wait on keyfobs

M. Sweeting: NYPD - does give a report; not always we need a formal report to security, are they residents, hot wiring vehicles

C. t - when cameras aren

T operate

R. Wigfall notes in package when cameras aren't working

C. T: How long recording held

M. Crump: Complaints building 6 back door 1 am still open

S. Thomas: Do supervision know 32nd pct; not just dial 911

H. Collins: Building 6 front door, close - electrical co. coming back by the end of week or Monday (R. Wigfall)

Dog Policy: management will look into it.

C. Lewis: La Drema - ask to use space, she has a following according to Ms. Gittens. Need to make sure security is present

M. Sweeting: capacity? Ask 32nd pct to

R. Wigfall: 200 people; we have young people (40 - 50 years) who will work on behalf of the youth

C. Lewis: Speaking to community affairs officer

M. Sweeting approach should come from the board and management. R. Wigfall will get back to board

7:20PM Motion - backpack, 4 hours sec ms bodar od director to community affairs

Sponsored by La Drema to backpack and basketball motion written up c. lewis

Passed: H. Collins, S. Thomas, M. Crump, E. Qualls, M. Sweeting, C. Mays, R. Jackson, D. Washington, J. White, M. Carroll, C. Lewis - PASSED

Community dance group needs insurance and conflict with time and space

C. Lewis will rent space at what cost, will it be yearly? Need more information.

J. Chen: Usually school year

M. Sweeting: Need more information, like a contract

C. Lewis: Basketball - do have insurance, release forms, can get event insurance, non-profit organization. request tabled

7:31PM Any change in liaison

Motion: S. Thomas: Abolish pool committee for the 2023 season, will not be ready for use.

Seconded by E. Quall

YES: M. Carroll, H. Collins, M. Crump, R. Jackson, C. Lewis, C. Mays, E. Qualls, M. Sweeting, S. Thomas NO: D. Washington, J. White

J. Lepper F. Lawless Will schedule a mutual meeting

Was there solicitation for any other company liaison call immediate meeting to approve

T. S if committed don't show up

Ms. Sweeting: Presiedenthab ability; eliminate to call one and committees.- tabled

J. Lepper: Cleaners they aren't paying up to prior agreement (\$4,000.00) nothing toward what's the market to the space will present to him (present to

M. Sweeting: Agreement prior to this board clears - not using like past

C. Lewis: Supermarket - garbage needs to clean, whose water is it - they have own meter

M. Sweeting: Capital Improvement only building 1 not completed

Motion passed to give shareholder written documentation

Executive Session Jul 28, 2023 8:14 PM

Capital improvement

C. Lewis: Why wasn't this money previously allocated - for con Ed set aside

M. Sweeting need to communicate with Con Ed and all other agencies because all building will be included

J. Lepper: - political officials - contact have limited funds will get reaction: no T. Basil - record and put on hold that the board not voting to pass it may take 2 years, cost \$8,000.00 estimate per month, will get information tomorrow for AM & G - J. Lepper will contact the right people

C. Lewis: Landscaping replacement - money from AM & G

J. Lepper RCNN - Tues 8/1/2023

R. Jackson need access (response

Chairs - H. Collins said a shareholder volunteered to purchase metal chairs.

Capital not coming back yet house rules - "as is" - condition is what you get waiting for HPD response

Latty plumbing - bond co. for \$45,000.00 removes lien against Esplande Gardens, funded by HDC for AM & G, want collateral appraisal going back to 2018

Taylor Lease has been approved - waiting for the release of funds.

Laundry Room: solution or replace machine - set up a meeting

Working on long term payment plan

M. Carroll ask 32nd pct to work compart

GID - spoke to them - J. Chen

9:26 PM- Motion by H. Collins seconded by M. Sweeting to sign new lease for copier, execute the contract for the copier as per status memor 7-14-23 (g.11) R. Jackssssssssson - upon recommendation on items A, B, C and Prestige Management seconded M. Sweeting
Yes: M. Carroll, H. Collins, M. Crump, R. Jackson, C. Lewis, C. Mays, E. Qualls, M. Sweeting, D. Washington (absent), J. White - PASSED

9:34 PM - Motion by E. Qualls Authorize H. Collins to sign bond #15564/23 (signed 1/3/23 \$1,259,857) seconded by M. Carroll. Executive documentation required to ba d mechanics lien filed by Latty Plubing and Pay the annual bond premium \$41,575
YES - M. Carroll, H. Collins, M. Crump, R. Jackson, C. Lewis, E. Qualls, M. Sweeting (Abstain), S. Thomas, D. Washington (Absent), J. White - PASSED

Metro transition sent checks to PMI

9:43PM - Motion by M. Crump to increase the Air condition fee to \$30.00 effective 9/1/23 seconded M. Sweeting

Yes: M. Carroll, H. COLLINS, M. Crump, R. Jackson, C. Lewis, C. Mays, E. Qualls, M. Sweeting, S. Thomas, D. Washington (absent), NO: J. White

Website now under control and construction of management to include minutes of 7/2022 - Present, Waiting List, Parking, and Storage

Adjourned at 10:10PM