

## Esplanade Gardens Board Meeting June 6, 2023

H. Collins - 6: 09 PM

Roll Call: H. Collins, M. Carroll, M. Crump, E. Qualls, S. Thomas, M. Sweeting, S. White, C. Mays, D. Washington

Health and Wellness Committee

Mr. White said that there was a discussion on what options/choices. H. Collins needs a location once a decision is made and specific will pin down specific dates.

C. Lewis: We have three open dates you can have alternate dates for use.

S. Thomas: Schedule needs to be readjusted.

C. Lewis: claimed they went through the dates and times beforehand and every one received it in their Friday package.

Second Monday - Health and Wellness - D. Washington will confirm.

Pool Committee - @ 7 PM on 1st Monday

Election Committee - S. Thomas

By Laws - Lewis

Newspaper - White

ELections - Thomas;

Pool - S. Thomas;

Emergency/Management - Sweeting

Security - Quall

Welcome - Carroll

Youth - Mays

Maintenance - Crump

Health & Wellness -

Chair & Co Chair - Collins

Once a topic is decided they will community room outside - Quall need for community room use

Newspaper committee need to reschedule

Collins also has a room in building 4

Lewis 2 dates are available

D. Washington - Pool was 2022 at 6 PM; 7 PMat 1st Monday - Pool committee, M. Davis: Chair - pool

Collins will check

Lewis will follow up

Monthly - health and wellness- D. Washington and white will get back with confirmation will pick a topic

Wait until they proved a list of needs

BYlaws:

Community room - 5/31//23 - for a wedding Islamic; Lewis received pictures and forwarded to management; Lewis: should be charged more than security need to do a check, and suppose do a signoff

D. Washington - Dog walking park between buildings 2 and 1, no signs , one by building 1 a man walk dog; chase them on to

Crump: Lawyer is supposed to provide the approved HPD pet policy for review.

Building 2 - 17I an explosion at 2 PM people felt it shake the building, - Washington; Mays son told him too.

Washington: 16I also told her

M. Sweeting: was there any injury? Who has access to apartment, maintenance, 32nd pct, fire dept; is there any other issues, inspector to investigate.

Collins: Asked M. Sweeting to look into it.

Emergency Evacuation procedure city some form of education - Sweeting, Carroll - Building 4 someone is breeding dogs

C. Lewis - emergency management, was done at time; we don't emergency lighting

Set a meeting Lewis: to work with Sweeting lewis isd should be notified immediately check email vide sent'

S. Thomas - how much money is be set aside what about the fobs; increases (\$1200.00 community Room with 150.00 deposit, how much not to be returned)

H. Collins: on Monday to discuss financial 11am - 2pm, bring concerns we are dead broke

D. Washinton - are vacant apartments being charged the same as arrears?

H. Collins: meeting are extremely important

C. Lewis - Empty apartment there fees are accruing how long does it take to remove.

H. Collins : Those are questions for accountant and lawyer feel they don't have to pay

M. Sweeting: All of these were broken down and requested for Monday meeting - balances due; ided what our meeting payment will be pertinent to finance charge, primary and reserves; need to look at January to June; 32BJ - need to see contract has 69 members; they need to come prepared.

H. Collins: Will call to make sure

M. Sweeting - They had contracts available per managementHPED is supposed to assist us to fill these vacancies; don't want to bo back and move forward against rent strike; what we owe and who we pay - if don't have fund hold professionals accountable

H. Collins: Friday Package

C. Lewis: Shareholders meeting - increase community room rental, and parking be prepared to speak about it.

H. Collins: Half hour to ask question (Shareholders) we do know that we have to introduce - RCN to bring in money.

M. Sweeting: Should be able to say we inherited and we are only as strong to move forward; monies owed we need to know how much debt and how do we address it

S. Thomas: Sweeting and Lewis things I've brought up before and have not disregarded - how long you going to accept this, we don't have any information - when will we be notified

shareholders - we don't do anything J. Lepper hasn't answered about the check; key fobs - management was coming with figures, community room decisions made and timely information not forthcoming when are we giving out notices?

Pool committee

D.Washington: "Every" one of the members accessed - that was her idea, also many families too.

C. Lewis: Motion made last month; pool will - talk about in executive session; shareholders will bring up; some answer we do have.

## **Executive Session: 6:27 PM**

Pool:

M. Sweeting: What's the policy, fees will it be ready?

D.Washington: Everybody needs to pay whether you get in water or not.

M.Sweeting: need Rules and Regulations.

S. Thomas: New Chairperson thinks she's going to run it.

D. Washington: Going to learn.

H. Collins: Financial questions; more people think it's going to be free save for money; need outside entities to run spool, they are going to work for us, they will handle funds.

C. Lewis: Needs an application, fees, who is going to run it and give a daily reconciliation to management and the board. Contract.

H. Collins: Will outsiders be allowed?

D. Washington: Need to allow the community - to verify.

M. Sweeting - bring in any entity - maintaining pool, licensing, correct valid by direction of board outside entity? If they aren't part of development for insurance still responsible for guests i.e: grandchild make sure insurance covers.

J. White: Needs 3 bids and attorney review, not an expert; review by professionals.

M. Sweeting: No doctor put something in front of you without reading, go after

C. Lewis: Can't change past, that's why I voted no/abstained board voted down

J. White: You asked for old contracts

M.Sweeting: Government wants out of sites - new mindset for new projects - waiting for us to come out of the program, those are being sold without paying into our reserves ; nobody is going to give us fair play. What did we inherit?

How do we go forward? HPD and HUD; white politically institution; happy to see contracts; Pools and parking can make money.

C. Lewis: Security Co. - Document accused Ms. Quall of speaking with him and the attorney.

Replacing Ross Jackson:

J. White: Why Did we vote it down, the reason why.

Quall: By Laws said **You can't run for office, if you were removed.**

D. Washington: Saying the same thing over and over.

8:03 PM Motion: Replace A. Thomas for the complete term - Ross Jackson to the board E.

Quall, seconded M. Carroll

Collins - Yes

Thomas - Yes

Carroll - Yes

Quall - Yes

Lewis - Yes

Mays - No

Sweeting - Abstain - No knowledge

White - No

Crump - Yes

Washington - No

Motioned: Passed 6 -3

White: Minutes need to be updated

Lewis: They are being done as agreed upon.

Sweeting: Post on date and went will be removed.

Meeting adjourned at 8:11 PM