

ESPLANADE GARDENS BOARD OF DIRECTORS

March 21, 2023, 6:00 pm

Meeting called to order at 6:05 pm by Mr. Collins, President

Roll Call conducted by Madra Crump

**Present**

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

Ms. A Thomas spoke of the submission of minutes to the Management Office for dissemination pursuant to the Bylaws.

**Motion** by Carolyn Lewis and Seconded by Adrienne Thomas at 6:23 pm

To rescind the Motion dated March 7, 2023, at 7:43pm – Pursuant to Esplanade Gardens Bylaws, Article 3, Section 6C-Building Committees, all buildings must hold an election of officers, each year in the month of November pending the quorum of the Annual Board of Directors elections. The election of building officers shall be held in person.

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

**MOTION PASSED – YES - 8 NO - 1 ABSENT - 1 ABSTAIN - 1**

**Motion** by Carolyn Lewis and Seconded by Adrienne Thomas at 6:27 pm

Pursuant to Esplanade Gardens Bylaws, Article 3, Section 6C-Building Committees, all buildings must hold an election of officers, each year in the month of November. The election of building officers shall be held in person.

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

**MOTION PASSED – YES - 8 NO - 1 ABSENT - 1 ABSTAIN - 1**

Page 2

**SECURITY REPORT – Mr. Claudio Muller, Director of Operations and Mr. Alex Diaz, Site Manager, Esteem Security Services**

Mr. Muller states no change in the submitted report dated March 14, 2023. Ms. Lewis asked Mr. Muller if he was aware of the pedestrian who was hit by a car exiting the wrong way (exiting through the 7<sup>th</sup> Avenue entrance ramp), which he had no knowledge of the incident. I advised him NYPD, FDNY EMS was on the scene. Ms. Crump made the following suggestions: speed bumps in the parking lots, placing stickers on illegally parked vehicles and need an updated list of authorized vehicles (parking grid). Mr. Muller mentioned the illegal parking of vehicles during events in the community room. Ms. Lewis asked that the Post Procedures taped behind the guards be removed and possible inserted into a folder on the desk. Mr. Diaz stated he would ensure to remove the document from all walls behind the guards.

**MAINTENANCE REPORT – Mr. Dennis Coombs, Maintenance Supervisor**

Mr. Coombs informed the Board of the following:

- Installation of Red Warning Lights on the roof of Buildings 1 & 6.,
- When replacing the steam traps, finding broken radiators in some apartments
- Building 5 Storage Room condensation station is rotting away and needs to be replaced.
- Building 3 compactor not yet installed.
- Building 3 hot water temperature is set at 115 degrees.
- Building 6 complaints of heat/hot water – once the Co-Gen system is on-line, there will be no need for heat exchanges. Waiting for ConEd to install the gas lines.
- Will follow up on the rear doors and forklift.

**MANAGEMENT REPORT – Ms. Felicia Gittens, Asst. Manager**

Ms. Gittens states she'll follow up on the regulations for E-bikes and updates on the invoice for the forklift.

Mr. Collins, Board President, states he's working on scheduling an Open Shareholder's Meeting soon preferably at PS 200 or Frederick Douglas Academy. Will be speaking with the school principal.

**Meeting adjourned at 7:25pm**

**Minutes submitted by Carolyn Lewis, Asst. Secretary**