

ESPLANADE GARDENS BOARD OF DIRECTOR MEETING  
TUESDAY, MARCH 7, 2023, 7:00 PM  
NORTH COMMUNITY ROOM

Meeting commenced at 7:00pm,

Roll Call taken by Asst. Secretary Carolyn Lewis

**PRESENT:** Hubert Collins, Merle Carroll, Joseph Lawrence, Carolyn Lewis, Charles Mays, Evon Qualls, Adrienne Thomas, Sandra Thomas, Debra Washington (telephone)

**ABSENT:** James White, Madra Crump

**MOTION** made at 7:02pm by Adrienne Thomas, Seconded by Joseph Lawrence

Re: To allow LaDreamer Lark to use the valley (pit) area for the annual Easter Egg Hunt on Sunday, April 9, 2023, 12:00pm to 3:00pm and going forward annually.

**YES: (9)** H. Collins, M. Carroll, E. Qualls, S. Thomas, C. Lewis, J. Lawrence, A. Thomas, C. Mays, D. Washington (telephone response); **NO:** None; **Absent: (2)** J. White, M. Crump; **Abstain:** None. **MOTION PASSED**

**E-BIKES:** A. Thomas requested the Board of Directors address this issue because of the lithium batteries and potential fire hazards. H. Collins responded advising the Board he has spoken with the corporate attorney to draft correspondence addressing E-BIKES and working to ban them on the property. Upon receipt of the correspondence, the Board will receive a copy.

**Transfer of Housing Company Records:** A. Thomas stated this is the first time the Board was officially notified Prestige Mgmt. is coming effective April 1, 2023. A. Thomas also stated the shareholders asked why the Board would bring back Prestige Mgmt. Inc. H. Collins responded, we asked HPD to send a listing of qualified management companies, HPD sent a list of 30, the Board chose six (6), sent out proposals to the 6, three (3) responded including First Service, Metro Mgmt., and Prestige. Metro Mgmt. didn't show up, the other 2 were vetted and a vote was taken, and Prestige Mgmt. was chosen. Everything was done above board and approved by HPD and HDC. Notification from Mr. Donohue, HPD to Mr. Collins effective April 1<sup>st</sup>, Prestige Mgmt. would become the new management agent. A letter was sent to Metro Mgmt. informing Mr. Baron of the need to prepare for the transition of housing company records to the incoming management company.

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The letter was dated March 1st, however that date is an error. The actual date of notification was March 6<sup>th</sup>. A revised letter will be sent with the corrected date.

### **BUILDING SIGNAGE**

C. Lewis discussed the information the Board received in the Friday package requesting approval for the building signage. The signage has already been installed on each building prior to the board approval. Who authorized the contractor to place the signage before approval? Upon review of the draft, there are several corrections to be made i.e., Bldg. 3 – 129-133 147<sup>th</sup> Street should read **West 147<sup>th</sup> Street**.

Bldg. 4 -101-125 147<sup>th</sup> Street, should read **West 147<sup>th</sup> Street**, Bldg. 5 – 702 Esplanade Gardens Plaza should read **720 Esplanade Gardens Plaza**. There is discussion to include the full address of Bldg. 1-2541 Adam Clayton Powell Jr. Blvd. to **2541-2555 Adam Clayton Powell Jr. Blvd.** and Bldg. 2- 2569 Adam Clayton Powell Jr. Blvd. to **2569-2573 Adam Clayton Powell Jr. Blvd.** A. Thomas suggest to markup the sample to submit. What type of material is the lettering made of. No vote until corrections are made.

### **COMMITTEES**

A Thomas states the board has not received the roster of shareholders for committees. The Management is still vetting shareholders. We hope to have them by tomorrow.

**Committee charters:** C. Lewis – Please review the bylaws and current committee charters to allow the board to revise the charters to comply with the bylaws.

**Committee schedule-** review of dates. Bldg. 5 is not on the schedule. A Bldg. 5 shareholder advised the Board their monthly meeting is held in the North Community Room on the 4<sup>th</sup> Thursday at 7pm. Also, once all committees are up and running, there are two (2) vacant time slots available a committee may choose to change their scheduled meeting day/time. H. Collins again stated that Management will provide the names of shareholders for each committee.

**MOTION - 7:43pm**– by Carolyn Lewis seconded by Evon Qualls

Pursuant to EG Bylaws Art. 3 Sec. 6C, Building Committees: All buildings must hold an election of officers each year in the month of November pending a quorum of the annual Board of Directors election. These elections of building officers shall be done in person. **YES- (9)** H. Collins, E. Qualls, M. Carroll, S. Thomas, C. Lewis, J. Lawrence, D. Washington, C. Mays, A. Thomas

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**ABSENT – (2) M. Crump, J. White, NO-None, ABSTAIN- None**

**MOTION PASSED**

C. Lewis had an issue with the Building #2 election, it needs to be cleared up. How many shareholders complained about the election? A. Thomas- we need to move forward, the officers are in place, the building is running well. Last year, a motion was put in place to prevent other shareholders from attending building meeting elections due to the previous disruption. H. Collins made an executive decision to move forward.

**COMMITTEE CHARTERS:** All charters must be updated to include -submit a financial report and other items indicated to follow the bylaws. We need to adjust to the responsibilities of each committee. Change in all charters-Section: Members, to include the verbiage: “A shareholder must be on the income affidavit for the previous year and not in arrears more than two (2) months to be eligible.” A. Thomas- says, we are holding committee members to a higher standard than board members. C. Lewis- according to the bylaws, all shareholders must not be in arrears for more than 2 months to be eligible to run for the board of directors and/or committee member. One change in Section -Meeting – Currently states Sec. 6a minutes should be 6c -must hold a meeting, etc.

**NOTIFICATION**

J. Lawrence-When did the board find out when Prestige Mgmt. was coming, the memo dated March 1<sup>st</sup> was to Metro Mgmt. C. Lewis- don't think the march 1<sup>st</sup> date is correct. Mr. Collins stated the letter should be dated March 6<sup>th</sup>. Mgmt. will have to correct.

J. Lawrence – zoom meetings – questioned about the zoom meeting. Prefer meetings to be held in person to ensure transparency.

**MOTION- 7:57pm** made by Joseph Lawrence seconded by A. Thomas

The Board to hold all meetings in person because it was brought to my attention on Jan. 10. 2023, a zoom meeting was held by the Board President which was attended by the Executive Board and hosted by an ex-board member and during the executive session of the meeting all shareholders were asked to leave the meeting, but the ex-board member was still hosting the meeting.

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Discussion: C. Lewis who was the ex-board member? Where is the proof? J. Lawrence didn't divulge the information requested.

**YES (5)** – A. Thomas, J. Lawrence, M. Carroll, D. Washington, C. Mays **NO (3)** - C. Lewis, E. Qualls, S. Thomas, **ABSTAIN (1)** -H. Collins. **ABSENT (2)** - J. White, M Crump **MOTION PASSED**

### **LAUNDRY ROOM RENOVATION**

Board members looked at the paint chips for the laundry room. A. Thomas and C. Lewis recommended shades of light gray for the walls and a darker gray for the floors. Board members agreed on the following colors.

Walls – genesis white - #2134-70

Floor – white stone #2134-60

### **NEW BUSINESS**

C. Mays – Received a call from a shareholder in bldg. 2 complaining about a dog. H. Collins stated the shareholder isn't well and there may be a need for intervention. A. Thomas- Bldg. 6 same situation and a HP case was generated for the shareholder and it's calm down. H. Collins will speak with Management about both cases.

Meeting adjourned 820pm

Minutes submitted by Carolyn Lewis, Assistant Secretary