

Esplanade Gardens Board Meeting May 16, 2023

Facilitator: Huebert Collins, Board President

Attendance: H. Collins, M. Carroll, S. Thomas, B. White, C. Mays, E. Qualls, M. Crump, D. Washington, C. Lewis, M. Sweeting

ESTEEM SECURITY

Incident in stairwell with a weapon wants everyone to be aware, security lack of payment; give notice to receive some funds it's a lot of money \$200,000 from the previous agent, - Mr. Chen said they need some payment. H. Collins there's a love of vendors he said in the last six months become a problem.

M. Sweeting would like to see dates and when the company went into default exact dates, and amount not received since November 2022.

H. Collins: Rovers that were destroyed, they have not arrived yet. There are not a lot of golf companies - therefore not many available; plug in is also a problem, are they patrolling? Yes Billing is strictly 'labor' an agreement was that they would be allowed to plug in

C. Lewis: People going the wrong way in the parking lot, I don't see them attempting to record it. Bicycle riding in the building - S. Thomas right pass security and nothing was done.

He will issue a notice to staff.

H. Collins: Someone reported a bike on the second floor in building two.

C. Lewis: Insubordinate staff, what has been done?

Has been terminated.

In the past motorized bikes have been reported (2nd Floor - 2I, and 26H).
Having trouble with towing; several complaints - 2 separate companies

H. Collins: has anybody dealt with the motorcycle that's parking - management is working on key fobs, hopefully by June 18th; test fobs before distribution; will start with building two.

C. Lewis: In the past board members shouldn't have access; so they will no longer be allowed. It happens at any time.

(A letter regarding Ms. Quall went to 55,000 soliciting another job to work outside of Esplanade Garden her cell form if it was posted; the difference)

H. Collins: Will have a meeting with Esteem Co. this was just a warning she went around to staff - Mr. Franklin.

M. Sweeting: Wants to see a copy of the letter and contract.

J. Chen - previously all contracts were available.

M. Carroll: Many infractions - Building three has 14 stairwell infractions - per police, private parties

D. Washington, they are now under the highway, bridge fence has been removed; not E G park back doors - especially buildings 5 & 6

S. Thomas: What about illegally parked cars- asked for an updated grid; people must complain; what do you do if cars park behind building three?

J. Chen: Management issue to resolve - towing

C. Lewis: Franklin believed Madion was running guard when they first came.

ACCOUNTANT - Robert Melina

June - years end - month cash is down as of 12/31/22.

Hoping with the increases we will be able get back on track

C. Lewis: PP loans how much 1.1 million 1.91 PP loans both in 2021

M. Carroll: Are we making any L&T funds (will discuss during management)

M. Sweeting: Once loan converts we will off the principal; need to have an idea of the coming increase for principle and loans and capital improvements; look for creative ways.

J. Chen: Utility is there a term limit

M. Sweeting: Need to know what going forward bothers her. We don't know the contracts, are we bound to be principal; shareholder biggest hits in an increase is there anything that elected officials can do to reduce the number of vacancies.?

H. Collins: Prior to M. Sweeting coming in met with accountant; you bring valuable information an authorization date monday 6/12@ 11am

M. Sweeting: We should get a pack in advance with contracts.

J. Lepper: arrears grew in probation co vid, increase cost good news number work vacant units - 93; chunk of arrears say to city we can't contribute until we pay off vendors

M. Sweeting: HPD only has approved for move in need an amnesty program; late fees

Collins: Invite J. Lepper to 6/12 @ 11 AM

White: HPD let us know if we can let it as is bring up on 12th; will discuss

Previously asked management for the cost of redoing apartments. Can you make principal payments

S. Thomas: Few can go as is, since HPD if they would consider a fee of 5,000 for; how would it affect equity?

R. Wigfall: Apartment insurance - fine policy are the management embracing?

C. Lewis: Why can't we recoup the damages they have done?

M. Sweeting: 93 apartments what the income would have been?

Ask HPD special - task force waiting list how quickly they can process 20 apartments that have been approved (10 restoration at 10 a month).

Capital

Pool - 1st and 2nd week of July all plumbing is completed to finish the lighting in the pool and the railing, and close the wall - paint with a better absorbency.

C. Lewis: water going to be recyclable, permit, new stools, everything gas - Con Ed difficult to work with the ersonage continue charge A M & G - pickup the regulator told by Con Ed - provide plumber to hook this the meter DOB will ok then Con Ed will do a test for whole building for each.

Maybe October - signed off by this year.

Thomas: Gas lines shouldn't it be a concern you wouldn't have done gas.

Terrace drains are not completed in building 1; too many fines can't get permits.

J. Lepper: Pressure test (no leak then what use and what the pipe can take DOB check every floor before they close.

Project success

C. Lewis: missing files where work isn't completely framed in as soon as pool and gas, can work each building exit signs broken by shareholders. Is it going to be another year?

"No" confirmation in an email from A M & G some damages not by Co.

Basil: Getting various reports to be given to the board - Craig got a punch list.

S. Thomas: Building 1 each end covered with cardboard falling down in front of apartment; egests of ceiling wires are exposed cables wires are going to be corrected punch list - read it, its listed

Lewis : Give a punch list, money is being withheld from A M & G. Just your team who else attends; he said he wants to meet with HPD and Board

EXECUTIVE SESSION: 7:58PM

J. Lepper: Compliant with HPD it's terrific; pleased with numbers not with bucket and planning; getting vacancies filled.

RCN - Is trying and answer questions and may want to rent space to service the community (Collins), they're going to pay the rent.

CAP Grant Applications - HCD to backup and overworked; futile

J. Chen: A M & G accept less than what needed; delay and pay A M & G; 4 million in orders not pay just building 1 send an email to J. Lepper amend the 1st mortgage to pay off the entire bill.

C.Lewis: Sinkhole status, Donahue (HPD) is for the study rebuilding the sea wall one of the few buildings with sea wall MTA made repairs; HPD said (McClaren) they are working on its safe condition. Cars parked are not safe. Possibly 10 feet back (city way) MTA blocks the greenway around Manhattan. Peter Donahue is in charge of funding for seawall; he's very good and returns calls and follows up. Will get back to us if this may be a policy we want

J. Lepper: 2.8 million Latty Plumbing claims - can't find support - doesn't feel right

C. Lewis: Give a report

J. Lepper: Will give a summary that looks like they copied Dennis Coombs signature. Shouldn't be more than a couple of hundred thousand dollars.

Assemblyman A. Taylor lease going forward - 13.5 percent over 4 years is 3% annual, compounding.

H. Collins: Will have a contract.

C. Lewis Laundry room was scheduled for training beginning in 1 week.

J. Chen: Needs to reschedule.

Esteem Security claims 1.2 million; sent notice to Wilson that they will walk, if they walk their fees and fines going forward.

J. Lepper: penalty and interest payment plan.

Chen: Utility bill - Direct Energy \$800,000.00 & Con Ed; A5R Plumbing; RCN - 250,000.00
Tell how much is total go to HDC and ask them to place the funds on back end (2.5 Million)
Swaybe Co. should be put on hold restoring apartments, until an accounting can be done.

Copy lease

1. T. Wilson the copier was not new from July 2022; signed off by Nicole Duncan, model number of new machine never delivered Questionable transaction.

Behind in copy paper payments where you give you a machine while we're paying off the old bills; it's a Metro issue not E. G. Co.

To resolve the need for Metro to get out of this contract; the sales person can't do anything at this time as per his superiors.

M. Wigfall: Can you negotiate additional service (245 interest on machine never received and pay off all the prior debt) needed to make sure we'll know exactly the particulars - J. Leper

C. Lewis: 2/28 - motion for electric; need to look into it (Chen) more than; check to see who signed will check with HPD

How much does the roof lights cost? Hardwire must be done and turn lights off by the roof.

Will make a recommendation for the cost of key fobs.

Review

Will receive a recorder next week as per management.

Motion to accept Minutes of 11/28/22 - E. Qualls seconded H. Collins @ 8:54PM

Washington -No; White - No; Mays - Yes; Thomas - yes; Crump - Yes Passed

Motion to accept Minutes of 2/14/23 - E. Qualls seconded M. Carroll @

Motion to accept Minutes of 2/28/23 - E. Qualls seconded C. Lewis @ 9:02PM

Correction S. Thomas arrived at 7:15PM; with noted corrections

Washington - No; White - No; Mays - Yes; Carroll - yes; Collins - yes; Thomas - yes;
Crump - yes Passed

Motion to accept Minutes of 3/21/23 - E. Qualls seconded C. Lewis @ 9:03PM

Washington - No; White - No -; Mays - Yes; Collins - Yes; S. Thomas - Yes; Crump - Yes;
M. Carroll - Yes Passed

Motion to accept minutes of 4/4/23 - C. Lewis seconded E. Quall @ 9:04PM

With noted correction - S. Thomas arrived late; Washington - No; White - No; Mays - Yes;
S. Thomas - Yes; Collins - Yes; Crump - Yes; M. Carroll - Yes Passed

Motion to accept minutes of 4/18/23 - E. Qualls seconded H. Collins @ 9:08PM

With necessary corrections M. Carroll wasn't absent Washington - No; White - No; Mays - Yes;
Thomas - Yes; Crump - Yes; Carroll - Yes; Lewis - Yes

H. Collins - Mr. Donohue want posted

H. Collins made a motion to replace A. Thomas on the board with Shemika Germany
seconded by M. Carroll

S. Thomas made a motion to place Hattie Thomas on the board seconded - J. White

H. Collins: Said Ms. Thomas was removed and lost her seat;

Quall - No; Collins - No; Carroll - Yes; White - Yes; Washington - No; Crump - Yes; Thomas -
Yes; Lewis - Abstained Mays - No; Motion was tied

Shareholder Meeting: at NAN 6 -8 PM

Cameras not working in community room school still not saying if available have graduation
ceremony

9:28 PM Revote motions replace A. Thomas Lewis + S. Germany

S. Thomas + H. Thomas

5/17/23 - White appoint or nominate

10/27/24 - Highest number wins

What's the term? 1 ½ makes sure start and ends 5/17/23 til 10/27/24

5/17/22

9:36 PM Motion: Quall

Lewis - Shemika Germany

Thomas - Hattie Thomas

Collins - Yes

No

Carroll - Yes	No
Crump - No	No
Qualls - No	Yes
Thomas - No	Yes
Sweeting - abstain	
Lewis - Yes	No
White - No	No
Mays - No	No

Mr. white why people removed