

ESPLANADE GARDENS BOARD OF DIRECTORS

May 2, 2023, 7:00 pm

In person with Zoom for shareholders

Meeting called to order at 6:06 pm by Mr. Collins, President

Roll Call conducted by Madra Crump

**Present**

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

C. Lewis asked the Board if they received the corrected January 10<sup>th</sup> minutes with their Friday package. All acknowledged received. No motion required.

A. Thomas discussed the distribution of past-due minutes, going over the dates of previous meetings held with C. Lewis.

10/18/22 – Ms. A. Thomas stated she would provide a copy for distribution.

11/21/22 – Special Call Meeting, 11/28/22 – Board Meeting

All December minutes were reviewed and approved for distribution.

1/10/23 – submitted, 1/25/23 – Open Shareholders Meeting

2/14/23 & 2/28/23 – to be submitted with the May 5<sup>th</sup> Friday Package

3/7/23 - to be submitted once transcribed; 3/21/23 – to be submitted with the May 5<sup>th</sup> Friday Package

4/4/23 & 4/18/23 – to be submitted with the May 5<sup>th</sup> Friday Package

D. Washington suggested displaying 3 sets of minutes upon their approval.

**Zoom Account**

J. Lawrence questioned the Zoom capability for shareholders to attend. He stated 600 participants but only 100 shareholders were online. Mr. Collins spoke with Ms. Wigfall, General Manager, on site who is investigating what the problem is.

**Maintenance Workers Parking –**

The Maintenance workers are paying only \$40 per month and parking wherever they choose. A. Thomas stated that Maintenance workers started in 2012 by the rear of Bldg. #5, after it was realized that they weren't paying for parking.

C. Lewis asked if Maintenance workers should have a preference over shareholders when it comes to parking spots. D. Washington stated other businesses have spaces for workers and they should pay the same fees as shareholders.

**Motion** made by Hubert Collins and seconded by Debra Washington at 8:05pm  
To increase Inside Parking fees from \$100 to \$125 and Outside Parking fees from \$87.50 to \$100 and Maintenance workers will have a designated parking spot behind Building #5, Outside parking only at the rate of \$100 (monthly) effective July 1, 2023

**YES:** H. Collins, M. Carroll, E. Qualls, M. Crump, S. Thomas, C. Lewis, J. Lawrence, D. Washington, J. White, A. Thomas, C. Mays **NO** – None, **Absent** – None, **Abstain** - None

**MOTION PASSED – YES - 11 NO - 0 ABSENT – 0**

A. Thomas advised the Board that shareholders must be immediately notified and shareholders in the arrears must be paid in full to keep their parking spaces.

#### Storage Room Fees

H. Collins suggested an increase in the storage room fees from \$52 to \$75. J. Lawrence suggested fee increase should be based on income for seniors.

**Motion** made by Adrienne Thomas and seconded by Evon Qualls at 8:20 pm  
To increase the Storage Room fees from \$52 to \$60 effective July 1, 2023.

**YES:** H. Collins, M. Carroll, E. Qualls, M. Crump, S. Thomas, C. Lewis, J. Lawrence, D. Washington, J. White, A. Thomas, C. Mays **NO** – None, **Absent** – None, **Abstain** - None

**MOTION PASSED – YES - 11 NO - 0 ABSENT – 0**

#### Key fobs –

H. Collins stated he spoke with Ms. Gittens, Asst. Manager, about the fees for the key fobs. It was recommended to increase the cost per key fob.

#### Community Room Rentals

S. Thomas suggested increasing the rental fees for the community rooms and set designated hours for Repass to 9am – 8pm Sunday – Saturday.

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**Motion** made by Sandra Thomas and seconded by Evon Qualls at 8:51pm

To increase the Community Room rental fees from \$850 to \$1200 for festivities and from \$50 to \$250 for repass. A refundable deposit of \$150 for festivities will be returned providing the community room is left clean and clear of debris.

**YES:** H. Collins, M. Carroll, E. Qualls, M. Crump, S. Thomas, C. Lewis, J. Lawrence, D. Washington, J. White, A. Thomas, C. Mays **NO** – None, **Absent** – None, **Abstain** - None

**MOTION PASSED – YES - 11 NO - 0 ABSENT – 0**

J. Lawrence read an email from Esteem Security Services. Discussion will be tabled until representatives from Esteem Security Services are present at the next board meeting.

Illegally Parked Vehicles

S. Thomas spoke about the illegally parked vehicle specifically during events in the community room. Management will write a memo informing shareholders about illegally parked vehicles.

**Motion** made by Carolyn Lewis and seconded by Debra Washington at 9:14pm to adjourn the meeting.

**YES:** H. Collins, M. Carroll, E. Qualls, M. Crump, S. Thomas, C. Lewis, J. Lawrence, D. Washington, J. White, A. Thomas, C. Mays **NO** – None, **Absent** – None, **Abstain** - None

**MOTION PASSED – YES - 11 NO - 0 ABSENT – 0**

Meeting adjourned at 9:14pm

Minutes submitted by Carolyn Lewis, Assistant Secretary

ESPLANADE GARDENS BOARD OF DIRECTORS  
SPECIAL CALL MEETING  
May 4, 2023, 7:00 pm

Meeting called to order at 7:04 pm by Mr. Collins, President  
Roll Call conducted by Madra Crump

**Present**

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

Mr. Collins opened the meeting notifying Mr. Joseph Lawrence and Ms. Adrienne Thomas that this was a discussion about their removal from the Board of Directors as described in the 14-day Notice received by each member.

Motion to remove Joseph Lawrence & Adrienne Thomas as a Board of Director member pursuant to **Article III, Section 2, B. 1) and 2) (v) of Esplanade's Bylaws ...1) Any director may be removed for cause at the board of director's meeting... by the affirmative vote of at least six remaining directors. 2. (v) the director has posted or has been found to have disseminated confidential shareholder information relating to board member Carolyn Lewis.**

Ms. Thomas stated Mr. Joseph Lawrence claimed no confidential information was revealed in the December 29, 2022, meeting. Mr. Lawrence also claimed an attorney was at the zoom meeting. Both Mr. Lawrence and Ms. Thomas presented witnesses during the board meeting who claimed there are several lawsuits on file against Esplanade Gardens that are public record. Both claimed that speaking about Ms. Lewis' non-primary case was not a violation.

Mr. Lawrence and Ms. Thomas both presented personal information of several board members by conducting an online search.

Ms. Thomas stated for the record that the proceedings was in bad faith and not considering the information; fact to listen to the recording; pay attention to emails and packages; clear disproved by recording, will sue the corporation and defamation of character.

Mr. Lawrence stated that he attended the shareholder group meeting and the recording and once a lawsuit was filed the NYS court defamation case of December 13, 2022, for a Temporary Restraining Order was filed. The shareholders group meetings of December 29, 2022, February 7, 2023, and March 17, 2023, didn't disseminate any information. Mr. Lawrence then gave a salary search for Ms. Carolyn Lewis to board members. Mr. Lawrence also stated he would sue to exonerate himself and cause Esplanade Gardens more fees.

At approximately 8:50 pm, Mr. Lawrence received an emergency telephone call from a family member, and he had to leave the meeting. Prior to leaving the meeting, a vote was conducted as follows:

8:59 pm **Motion** was put to the floor by Evon Qualls and seconded by Madra Crump:

Motion to remove Joseph Lawrence as a Board of Director member pursuant to **Article III, Section 2, B. 1) and 2) (v) of Esplanade's Bylaws ...1) Any director may be removed for cause at the board of director's meeting... by the affirmative vote of at least six remaining directors. 2. (v) the director has posted or has been found to have disseminated confidential shareholder information relating to board member Carolyn Lewis.**

**YES:** H. Collins, M. Crump, C. Lewis, E. Qualls, S. Thomas, M. Carroll **NO:** J. Lawrence, C. Mays, A. Thomas, D. Washington, J. White. **ABSTAIN:** NONE  
**ABSENT:** NONE

**YES: 6; NO: 5; ABSTAIN: 0; ABSENT: 0; MOTION PASSED**

At approximately 9:02 pm Mr. Lawrence left the meeting.

Ms. Thomas then showed a text on her cell phone allegedly from Ms. Moire Davis-John claiming she, Ms. Davis-John, requested the background search from Esteem Security.

Ms. Lewis advised Ms. Thomas that during her conversation with a Deputy Chief Investigator from the NYS Department of Licensing, she was advised that Mr. Franklin told him he was on a group telephone call during that call he was instructed to run a background check on Ms. Lewis.

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9:04 pm **Motion** was put to the floor by Evon Qualls and seconded by Madra Crump:

Motion to remove Adrienne Thomas as a Board of Director member pursuant to **Article III, Section 2, B. 1) and 2) (v) of Esplanade's Bylaws ...1) Any director may be removed for cause at the board of director's meeting... by the affirmative vote of at least six remaining directors. 2. (v) the director has posted or has been found to have disseminated confidential shareholder information relating to board member Carolyn Lewis.**

**YES:** H. Collins, M. Crump, C. Lewis, E. Qualls, S. Thomas, M. Carroll **NO:** C. Mays, A. Thomas, D. Washington, J. White. **ABSENT:** J. Lawrence **ABSTAIN:** NONE

**YES: 6; NO: 4; ABSTAIN: 0; ABSENT: 1; MOTION PASSED**

Meeting adjourned at 9:08 pm

Minutes submitted by Carolyn Lewis