

## Board Meeting September 5, 2023

**Roll Call:** H. Collins, M. Carroll, M. Crump, S. Thomas, Y. Quall, M. Sweeting, R. Jackson, D. Washington, J. White, R. Mays, C. Lewis

Lewis: Discussion held and round \$287,500 - 250,00 9/1/23; 8 year contract , pool will be included once open

Accessibility for front door via application if you don't have RCN; includes 3 boxes

Sweeting: Pet Policy Status when to be initiated need to find out if there is an updated policy in =with shareholders E. G. policy asked for muzzled , insurance place for pets to move around - waste on grounds

Emergency management committee approved by HPD Pet policy in 2017

Lewis" when you move in you sign pet policy; check to see within 60 days check to see if she has latest copy

Sweeting: contact F. Lawless, Esq. for copy of the approved HPD Pet Policy

Carroll: What is the size?

Lewis: No apartment inspections to see if they have a pet.

### Parking and Storage

Collins: If they paid parking and storage and not bringing account up todate; must pay maintenance and all no separation of fees.

Maintenance men was previously paying Forty (\$40.00) dollars; and only three (3) were actually paying,

Jackson: Stated that he would do a followup on this.

Lewis: Is security given spots? Young lady parks behind building four (4).

Management: who's allowed to park - Thomas

Lewis: Who is parking?

Collins: will be ticketed and towed - Management has two slots manager and assistant manager.

Thomas: Out of state tags what security does need to be towed?

Jackson: Security not doing full scope of work, not doing vertical; just sitting in lobby; not living up to contract.

White: Waiting for the front gate to be closed.

Sweeting: Need a time frame followup security contract i.e. "arrears and what's the current status; does contract allow for withdrawing without board approval we have not negotiated ; professional staff and automatic payment.

Collins: Will be meeting with Prestige - T. Wilson, H. Chen & Henry setting up meeting an executive session will be Thursday @ 2 PM on Sept 7, 2023. Quall and Lewis will not be available. Everything is taken care of for Saturday and approved.

Thomas: Not waiting on key fobs for parking.

Lewis: 1- Sweeting security contract given didn't receive the full contract with guns, manpower; management didn't have a complete copy.

Collins: MOTOR BIKES

Are being charged in hallways.

Quall: Camera in hallways, J. Lepper, Esq. drafted letter with regards to E bikes.

Thomas: He (Lepper) didn't follow up.

Collins: Insist that management follow up.

Sweeting: Ebikes - emergency management committee spoke about temp; asked the me to expedite information' Lewis: claims that Lepper did follow up on a ebikes status

Qualls: met with Claudio and committee

Complaints about parking lot blocking by building 5; they stickered one

Lewis: Transit parking on sidewalk Malcolm X Blvd in front of six (6). Spoke to Al Taylor - Transit Authority about parking; MTA with plackets in the window Management claimed they have written to MTA. Needs to come from Al Taylor.

Sweeting: Copy of letter to elected officials and all board members - bring out to all from management.

Lewis: Said she spoke to Wigfall, General Manager; about the website being scrubbed.

Executive Session @ 8:32 PM

Thomas: ELECTION PROCEDURES

Sweeting: Who was approved and notified, a copy will be package

**Pamela Terry; Robin Martin; Linda Roster; Richard Noles; Shemika Germany; Donell Faulkner; Mary Sweeting; Pamela Terry; David Haughton; Sharon Lewis**

Election committee each person running for board allowed on poll watchers. How many committee members can be in the room? Where is it being held?

Motion: "Old security room will be nine (9) people, can hold 18 people plus - election company

Thomas: Election committee - previously have 6 people in the past - shift time slot

Lewis: Put in writing time slots; south community room towards back.

**Motion:** 8:56PM Lewis accept May 4 minutes - seconded by Qualls

Yes: Collins, Crump, Qualls, Thomas, Mays, Washington, Carroll, White, Lewis (9) Jackson - abstain, Sweeting - abstain (2)

**Motion:** 9:01PM Qualls authorize forensic audit seconded by Thomas

Sweeting: put money in separate account the RCN money for investigation

Crump: Table until further investigation

**Motion:** Qualls - seconded by Thomas Authorized a forensic audit of the corporation finances and accounts, to allocate funds from RCN to be air marked (50%) in a (separate account), can be modified upon the board discretion.

**Yes** - Collins, Jackson, Qualls, Sweeting, Thomas, Carroll

**Abstain** - Crump, Lewis, Mays; **Absent** - Washington; No - White **PASSED**

Motion - Tell management that maintenance staff must be in compliance with their uniform in accordance with the contract.

Tabled until next meeting.

Meeting adjourned at 9:39PM