

Special Board Meeting with Prestige Management Co. Sept 7, 2023

90 Day assessment -

Jack was present to Susan for payment

Henry has a draft with bullet points needs approval before Susan will money being held

Lien - building 1 violations

Sweeting wants to know how much debt - arrears, etc.

Lawyer to defend 2 board members - \$45,000.00; 5 million dollar discrepancies between Metro and Prestige between the time bills misplaced?

Henry proposed - 37,000 collect from new shareholder - 98 1.3 million for renovations if HPD approved "as is"?

Request 4 vacancies must be offered for internal (3); going to ask for 6 month waiver 4 vs 1 900,000 for 98 apts

Sweeting: Internal move out /transfers HPD changed rules - you can only charge 2 months, you can now transfer equity and you will work on payment plan

Repair \$13,500 - outgoing shareholder is removed from the outgoing as well as 3 months; has to be returned to livable Typical wear and tear

Chen working with HPD and Fran for status on what "As Is"

Get written agreement with management - for apartment changes

Wilson trying to get monthly income current and pass operation, i.e. security,

Lewis: they have reduced services is this acceptable/allowable (\$184,000)

Chen: Prepare to do each building 2 - 3 hundred per building for lobby and prior congrats include this heating repair questioned

Sweeting: Fund should come out of Capital instead of operating funds, this was previously approved by board regulatory agency was responsible for notifying of us; how can we pay back into reserves; who is doing the audit; how dare we going to get out of this Susan in on hot seat (don't want to attack) should have known

Chen: not necessarily guided property for funds borrowed

Henry: ask management for J. Leppers' bills for approval, charges

Sweeting: At what point do we draw the line?

Retainer fee plus each meeting and calls

7 million grant from city (discrepancies)

Timeline passed, not being charged (Susan)

Sweeting: Vendors over \$40,000.00 owed doesn't include capital, improvement plus current bill and monthly percent.

Residents - not paying because of capital work done.

Chen: Clarify arrangement - storage and parking must pay all charges - maintenance , letter was sent out - payment was accepted

Jackson: Ones who have missed payment are you aggressively removing parking - computer - chen - 98 succession cases process, equity refund - 30, parking registration, key fobs - 9/15, income affidavit, income verification (match, unmatched questionable information)

Why weren't they mailed out?

Doesn't have any personal letters.

Thomas: Key Fobs not need to wait to remove illegally parked cars

Chen: 1019, 2020, 2021, should have been done by Metro Management.

Prestige Management wants to add an additional member to its office staff

Website was previously owed by EG - they warred it up, they have cleaned up the site, minutes and motions resolutions

Was a rush, - Public outside will not have access - resident 1st, without

Setup fee, annual fee \$1.00 per month

Lewis: Resolution concerning cabinet to rescind the removal of replacement.

IT - Guide needs table mike, controlling will come give demonstration of zoom.

R. Wigfall will set up.

Lewis: Documents are missing from the files.

Chen: Contact office for issues.

We need an information forum shareholder or board before.

Ask Lepper about baby sitting - thin line

Jackson: How is parking issued?

Chen: waiting list; will be on line/website.

Wilson - Will talk to Thomas about checks signature, will bring them over some are paid on line.

September will bring all checks.

Jackson: Security grid - parking (Doesn't include names) Prestige/Metro - Prestige scaled down, received email there is some impropriety with staff spots, put on zoom, looks like was the one doing

Gittens: black out names

Hartley: going over

Chen: Kept some staff to make changes and some left over. Need someone to work on focus, Key Fobs

Time 4:25 PM