

# Annual Meeting October 22, 2023

Held in the North Community room of Esplanade Gardens

Roll Call: M. Carroll, H. Collins, M. Crump, R. Jackson, E. Qualls, M. Sweeting, W. Mays, C. White. C. Lewis (2:50 PM) Absent: S. Thomas, C. Washington

Collins: Explained problems faced in the beginning of year - police had to be called, schedule meeting on virtually zoom to lessen interruptions

Scheduled that 3/20/22 - government has scheduled that meetings be open, working to correct problems

Board members must attend training as per HPD. said their amendment to be approved first before they would schedule/allow any amendments.

Election Committee - Issued late can't acknowledge

There is only one board president - H. Collins, creates kais and discussion board rules to remove metro they hired an additional 13 maintenance men; vacancies - 100 plus apartments; poor supervision of the maintenance staff, non working time clocks.

Extreme financial management couldn't afford for supplies, gas, plumbers, owing vendors,, beg them to work ; n o money - owe millions of dollars; 6 million dollars spent on the pool (Which was reduced in size to four feet six inches 4' 6"); the engineer said this was decided by the Board President and two other members.

We were required to get three bids: 1st Service, Prestige (\$800,000), and the other company said they weren't available (Metro).

Thomas & Lawrence were removed for disseminating personal information.

\$46,500 - A moire sued board members first lost case \$38,975; 2nd case against (\$15,866) Jackson and Sweeting

Online unified court system back payment Esteem Security

Parking & storage - posted online - discrepancies

Laundry Room - Prior board 2022 - minor renovations to be done

RCN - Market package at reduced rate \$275,000

Key Fobs: 2021 - been here - open since

Prestige working to distribute - gates need repair, within the next two weeks.

Manhattan financials - board agreed page full freeport can be picked up in office.

Undertaking million dollar change orders over 21 million in change orders

Capital improvements problems - doing survey

Not paying maintenance because a shortage don't participate in rent strike

Prime real estate is vulnerable to take over, striving for affordable living.

Prestige: Horace Henry, V. Pres

Issues and complaints for 2023

Reducing staff - C. Hartley asked for a holdover of some staff.

Operating monthly shortfall

Getting complaint forms back to do repairs.

C. Hartley - fobs need programming blk both gates - for doors only - its process check gates before launch

Lien, no funds, need a plan, Mr. Lepper, and staff - submitted a plan to HPD.

Here to finish the project

Auditor Robert:

Jack Lepper, Esq.

7 Million in payable, in arrears 1.5 Million shortfall plan negation with HPD & HDC to borrow more money to over time

3 firms trying to collect funds arrange for deferred payment of funds for a time

AM & G is almost done, additional violations in building 1

Latty Plumbing - owed 3 Million - reduced to 1.3 bond, removed - working on it.

Tailor lease renewed, at 13.5% increase 3020 going forward CAP Grant Request

RCN: \$287,000 - one shoot

Lawsuits - deductible -\$50,000 per case for each carrier up the premium

Courts slower pace and behind so the amount due - modification will be addressed

Vendors owed

DOB violations - cost money (try management 1st - costly to everyone here) all capital work be done at one time.

1. Lawsuit - Experian

Against members because of cases not held up trying to stop change of management; trying to keep the members off

Lepper - Latty contract hired by house plumber no involvement, board of director approved change orders, no responsibility address and resolved vendors coming back need payment for work done

Political in nature and not involved

Pool contract AM&G - repair after change order - was not repairable prior board approved - 6 million.

H. Thomas: Lepper additional loan for 3.5 million increased based on HDC to complete CAP work why do we still owe plus the sea wall funds?

J. Lepper: a year ago - Prestige - 7 million owed in payables once Prestige to look at the cost 15% non payment - by shold; ins, utility, payroll- go up and down

President report - can I get a copy of it? 21 Million in change orders, HDC didn't walk there.

Original violations belong to Esplande Gardens, Inc.

Miller: arrearage - held up in court, HPD - req website can this information be broken to indicate on line? Yes can breakdown detail - post

Maintenance: - 4 months no supplies, no more water, 4/14D- prioritize quality of life issues.

Henry: Don't want to go to public, Wednesday half day office closed and no one is available.

Wednesday @ 12 office closed; call security problem with security.

Tolliver: I don't agree with J. Lepper assessment.

Lepper: I'm not involved.

ByLaws: worked with Ms. Lawless - approved by board and HPD

J. Lepper: Mandated HPD - different board members - was submitting - do they have authority don't think so, upcoming board to take on Article 78 (Proceeding acting hastily).

2019 Capital Project begin - were we ready, did we have a projection and how to get in this project?

Change Orders-

500 Succession - can be increased

As Is?

Ant Estate - Equity refund

Paperwork is incomplete from prior Co.

Car lot A then to other parking lots - Fobs, then C

Temporary steam pipe in building five

Pool part of capital - vacuum tanks, leaking valves

How to verify parkers - reregistration

Resident needs 3 pieces of ID - License, Registration, Insurance must include EG

Will the drainage be fixed in the parking lot - working with DOT who can fix the problem, - collapsed/brokens receded immediately - C. Hartley.

Building 4 also needs to be addressed - lighting in parking lot.\

Did we get the money from SANDY (5 Million)? We had flood insurance that's why we couldn't double dip.

Sweeting: 3 Months ago to full seat a removal - last few weeks have been an asset, no need to point fingers; dates will point to set; can we afford this type of date, were we able to take on financial able did HPD assessment mandate - some were unnecessary and cosmetic, Co-Op not renters and responsible can we go forward

Spent 20 year prior - management took on

Management responsibility - elevator , etc. ask HPD HDC - where guidance? Why - who does these types of loans read financial statements - need a full report given to all.

Eng - Building 1 - is 90% cellar is it bad work? Follow your money, was the work done? Basil

Tahil felt he was forthright - roof, elevators

Prime for serious take over

Steam pipe was addressed - in prior board, why wasn't work done?

Fight with Con Ed has not brought lines in using our tools to work with us (elected officials), come together to fight for EG.

END @ 5:15PM