

MINUTES OF ANNUAL MEETING
OF
LONGACRE GARDENS CORP.

The annual meeting of the shareholders of Longacre Gardens Corp. was held at the White Plains Presbyterian Church, 39 North Broadway, White Plains, New York on May 31, 2023 at 7:00 p.m.

The meeting was called to order at 7:00 p.m. by Robert H. Beck, Attorney to the Corporation, who presided and acted as Chairman. Robert H. Beck, acted as Secretary of the meeting and recorded the minutes thereof.

The Secretary submitted to the meeting the following:

- a) A copy of the printed notice of meeting, dated May 17, 2023, stating the time, date, place and purpose thereof.
- b) A complete list, certified by the Corporation's Managing Agent, of the holders of shares of the Corporation as of the close of business on May 17, 2023, the record date fixed by the Board of Directors for the shareholders entitled to notice of and to vote at this meeting.
- c) The affidavit of Rose Marie Sotero, an employee of the Corporation's Managing Agent showing that she caused to be mailed on May 17, 2023, a copy of the notice of this annual meeting to all shareholders of record.

The Chairman directed that a copy of the printed notice of the meeting, together with the affidavit of service thereof, be annexed to the minutes of the meeting. The Chairman ordered that the certified list of shareholders submitted to the meeting and the minute book of the Corporation be kept open for the inspection of the shareholders throughout the course of the meeting.

Of the 53,695 shares entitled to vote at the meeting, the holders of 18,381 shares were present at the meeting in person or by proxy. The Chairman announced that a quorum was not present. Therefore, the meeting was not competent to proceed to the business on which it had been called. There would be no election of directors. The present Board would remain in office until their successors are elected and qualified.

Thereafter, Michael Degrazia, President of the Board presided. Mr. Degrazia welcomed the shareholders in attendance and then introduced the members of the Board and the Garthchester staff in attendance. Mr. Degrazia then reported that the Building's finances are in excellent shape. Maintenance has not been raised in many years, The Reserve Fund has over \$900,000 in cash and the maintenance is among the lowest in the area. Last year, due to post Covid and inflation, real estate taxes, mortgage and fuel oil were the highest expenses. The mortgage was refinanced in January 2022, taking out a new mortgage of \$3.25M at a near record low interest rate of 2.95%, at a 10-year term. Several years ago, the Coop successfully settled a tax certiorari case against the City of White Plains and taxes were reduced. The Board continues to file each year and when the time is appropriate, a new settlement will be sought. In last year's operating expenses, the wild card turned out to be fuel oil which post pandemic nearly doubled in price per gallon. The Board continues to monitor the spot oil

price in order to determine when it would be appropriate to lock in. Rates have come down and this will continue to be monitored on a regular basis.

Thereafter, a question, answer and discussion session took place with the shareholders in attendance. A question and discussion took place regarding the pending sale of unit 11W-5-1 which the Coop acquired at a Foreclosure sale. The sale price is at \$217,000 and the closing is scheduled to take place within the next week to 10 days. Responding to a question as to the net "profit" to the Coop, Mr. Degrazia indicated that it is hard to calculate at this point because in connection with the foreclosure there was a certain amount of maintenance that was forgiven, there has been lost maintenance from the time of the foreclosure to the upcoming sale and the Coop has spent a considerable amount of money rehabing the apartment. When the final numbers are in after closing, a full accounting will be provided. A question was raised regarding creating electric vehicle charging stations. A poll had been previously conducted in the Newsletter. The response in favor was relatively small. As a practical matter, in addition to the problems of bringing in sufficient electricity to each station, each station would take up two parking spaces resulting in loss of income. A suggestion was made that hybrid vehicles are better than all electric. The matter will continue to be discussed. A discussion then took place regarding guest parking. Mr. Degrazia noted there are currently three empty units with available parking spaces for now which can be used for temporary visitor parking. Anyone with a request at any point in time, should reach out to Mr. Degrazia who will see if an accommodation can be made for such a request. A question was raised about creating additional parking spaces, perhaps in the area by the garbage. Mr. Degrazia noted that any increase in parking may require White Plains approval and regardless, it is believed that the garbage area can be better used to increase the area for garbage bins, especially due to the increase in recyclables. A question and discussion took place regarding the front doors. The Board is trying to get away from the metal veneer as it gets hot. New bids are being sought for alternatives and it is hoped that this matter will be addressed during the upcoming year. A question and discussion took place regarding the condition of the garges. A number of shareholders complained that water is entering the garage and causing damage to stored items in the garage which get wet from the seepage. The Board has tried to address the water seepage issue, however, because of the way the garages were constructed, into the hill and partially underground, there is no practical way to prevent water from seeping through the exterior walls into the garages themselves. The only feasible method would be to excavate the hill, recoat the garage surface and create a ditch to lead the water away from the garage. That process is very time consuming and costly and not necessarily effective. A discussion took place regarding the traffic light which makes egress from the complex difficult especially during rush hours. Mr. Degrazia indicated that the Transportation Department of the City of White Plains has jurisdiction over this issue and people should complain there as there is nothing the Coop can do. A question was asked about the fact that there appear to be four empty units in the complex and what the status is regarding to their pending sale. The Board indicated that it does not have any reason to believe the apartments are listed for sale yet and in general it does not know of a pending sale until a Purchase Application submitted to Management and the Board. A question was asked regarding creating storage spaces for bicycles instead of using the garages. There does not appear to be sufficient extra storage space in the complex, however, the Board will consider options. A discussiton then took place regarding people, primarily delivery people, speeding through the complex. A suggestion was made to install speed bumps, either permanent or temporary. However, this is not a solution because removeable speed bumps require that they be anchored into the asphalt which causes damage to the asphalt itself. The Board will consider options. Responding to a question regarding lithium-ion batteries, the attorney advised that the Board has not yet adopted a House Rule, however, he will forward to the Board a draft Resolution and House Rule for consideration. In effect, the House Rule would prohibit the possession, storage, charging and

the like of any electronic vehicle such as an e-bike, an e-scooter, a hoverboard but not a portable wheel chair which uses lithium-ion batteries. A question and discussion then took place regarding BBQ's and where they can be stored. The House Rule addresses BBQ's and they must be stored in a fashion so as to not clutter the landscape and become an eye sore.

Thereafter, Ally Sheer of Sheer & Jampol, LLC, the Corporation's auditor/accountant presented the Financial Report. Ms. Sheer described the functions and duties of the accountant/suditor and described the auditing process. She reviewed the 2022 Financial Statement which showed comparisons between year end 2022 and 2021. Ms. Sheer reported that for the first time in years, operating expenses exceeded revenue by \$14,000 primarily due to a \$100,000 increase in fuel oil. That problem is endemic to all Coops and Condos in Westchester County. She reviewed the other components of expenses and noted that almost 80% of the budget are fixed and the Board has little control over them. She did commend the Board for its Repairs and Maintenance Program which encompasses about 20% of the operating budget and it shows that the Board is managing its income well. At year end 2022, there were seven months maintenance in cash on hand which is a very healthy sum as the ideal is four months. The Reserve Fund is also very well funded as Mr. Degrazia indicated and is more than sufficient for the upcoming needs as the Board has over the past years upgraded many components of the Coop's infrastructure. Unlike other Coops who have implemented modest increases on a regular basis or in some cases not increased maintenance and then had to impose large maintenance increases, the Board has kept maintenance stable while running a balanced budget. There were no questions for Ms. Sheer and therefore the Board returned to the question and answer session.

A discussion took place regarding the sublet policy and the four-long term rentals in the building. Mr. Degrazia responded that with respect to shareholders subletting their apartment, the policy requires that the shareholder be an owner occupant for at least two years before applying for subletting and in the event a sublet is approved, a maximum of three 1-year sublets is permitted. The Board's policy is to encourage owner occupancy and discourage subletting. With respect to the four long term rentals, Mr. Beck advised the shareholders that this is a result of the conversion of the building back in the 80's. Not all units were purchased by shareholders. Some tenants determined not to purchase and their units were owned by the Sponsor. Over the years the Sponsor sold off those unsold units to individuals known as "Holders of Unsold Shares" who stand in the shoes of the Sponsor and retain all its rights, as do the non-purchasing shareholders. Under the law, they may continue to rent as long as they wish and there is nothing that the Sponsor or the Board can do about it. If and when the apartment owned by Holder of Unsold Shares becomes vacant, it is his option whether to sell or rent again to a new tenant, although generally speaking, the Holders of Unsold Shares have sold rather than rented. There are three Holders of Unsold Shares that have a total of four units. Responding to a question, Mr. Beck responded that under the law, the Coop's Rules and Regulations are not binding on the tenants as other than rental increases permitted by the Westchester County Rent Guidelines Board, there can be no changes in the terms and conditions of the original Lease including House Rules adopted by the Board. A question was raised regarding garage door openers. One shareholder complained that a neighbor has a manual rather than electric opener and it makes a lot of noise every time he opens the door. The Board cannot mandate an electronic door opener versus a manual. Mr. Degrazia noted that garage door openers are expensive and that the new garage doors are lighter and less noisy than the old ones. Mr. Degrazia again reminded shareholders that if they have a question regarding permission for an overnight guest on a temporary basis they should email Mr. Degrazia who will advise if there are any available spaces.

Thereafter, there being no further questions and no further business, the meeting, on motion duly made, seconded, and carried, at 8:00 p.m., the Annual Meeting was adjourned.

SECRETARY