



Monthly Newsletter

Volume 19 Issue 9

April 2021

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Marta Castro

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Treasurer Edward Ohayon
Secretary Aleida Delgado
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Minutes of the March 22, 2021 Board of Directors Meeting

Meeting Called to Order at: 7:30 P.M.

Confirmation of a Quorum: Yes

Board Members Present: Louis Cohen Yes, Aleida Delgado, Moishe Feiner- Secretary Yes, David Karp- Treasurer Yes, Marta Olchyk yes, Mark Schneider Yes, President, **In Blessed Memory: Berel Zisman-Vice-President**

Members Present: 201, 202, 205, 305, 308, 401, 403, 404, 407, 508, 601, 608, 801, 805, 808, 904, 905, 1005, 1008, 1103, 1104, 1108, 1201, 1204, 1207, 1208, Minutes from 3-11-21 Meeting approved.

AGENDA:

President's Report

Mark Schneider:

The Board and the Building is deeply saddened by the passing of our beloved neighbor, Rabbi Berel Zisman, who passed away on March 12. Our deepest sympathy to his beloved wife, Judith, and all their family.



1. Motion to approve Ed Ohayon to fill Berel Zisman's Board vacancy by Mark Schneider. Marta Olchyk seconded. No discussion. Vote:

LOUIS COHEN- Yes, ALEIDA DELGADO (absent), MOISHE FEINER- Yes, DAVID KARP- Yes, MARTA OLCHYK -Yes, MARK SCHNEIDER -Yes

5 Yes Votes, 1 absent. Motion passes.

NEW BOARD AS OF 3-21-21:

Louis Cohen, Aleida Delgado, Moishe Feiner, David Karp, Ed Ohayon, Marta Olchyk, Mark Schneider

2. A motion to appoint Mark Schneider as President, David Karp as Vice President, Ed Ohayon as Treasurer, and Aleida Delgado as Secretary by Mark Schneider. Lou Cohen seconds. No discussion. Vote:

LOUIS COHEN Yes, ALEIDA DELGADO- Yes, MOISHE FEINER- Yes, DAVID KARP- Yes, MARTA OLCHYK -Yes, MARK SCHNEIDER -Yes, Ed Ohayon- Yes

6 Yes Votes, 1 absent. Motion passes.

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Board Minutes (cont. from page 1)**New Board Positions as of 3-21-21:**

LOUIS COHEN, ALEIDA DELGADO - Secretary, MOISHE FEINER, DAVID KARP- Vice President, ED OHAYON - Treasurer, MARTA OLCHYK, MARK SCHNEIDER-President

4. New employee, Guy Sargent. 8 hours on Saturday, Sunday, and Monday for cleaning and building maintenance.

5. Fence is completed. Sergio will remove old gate door.

6. Sprinkler system is working. Goes on at 3:00 AM for 20 minutes.

7. Landscaping in progress. Aleida and Jacobo Blachar are guiding and helping the project.

8. Bids are being received for pavers to make a path in back.

9. Trash chute sprinkler system passed inspection and trash room walls are being installed.

10. Elevator Committee - Committee met and will start reviewing bids that came in and will study elevator requirements. A consultant is being considered to help to advise us so that new elevators are reliable and durable. Financing options are being explored.

11. Noise-

- α. Old rusty springs under AC condensers are causing noise and constant vibrations. Bids are being received on how to remedy the problems.
- β. Roof= Electrical conduits were made safe. Fire pump pipes have rusted and need to be replaced. They caused leakage under the membrane of the roof. The Epic Company is coming to replace them and then Best Roofing is coming to dry out water under membrane.
- χ. Large AC1 and AC2 Condensers on roof for the building common areas are being serviced.
- δ. Unit owner's AC condensers are old and making a huge amount of noise. Owners are being contacted to repair/replace.
- ε. Sybil Hart is working on other noise issues and Sergio is labeling and identifying individual condensers in order to remedy problems. Veronique Brunner will join her.

12. Elevator #1 was fixed after Mark worked w/Thyssen Krupp for a new work crew that could help w/ the problem.

13. Election Update- mailings went out from lawyer w/ required items for owners. Affidavit of Mailing obtained.

Continued on page 3

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HABLAMOS ESPANOL

Board Minutes (cont. from page 2)

State-required County ownership records obtained. Voting certificates must be signed and submitted for voting rights. Candidates must reapply.

TREASURER'S REPORT:

- Financials reviewed and will be emailed to all owners.
- Sales and Leasing: 30 out of 34 leased. 2 sales closed 308 and 808.

GOOD AND WELFARE

- Veronique Brunner thanked Mark for following-up on working to help stop roof noises.
- Sybil Hart is chairing the Roof Noise Committee and reported on several dangerous situations such as electrical wires that are loose and possible AC parts that could be projectiles. Veronique will help.
- 601 said that caulking on big windows may need to be replaced again.
- The Board will look into it.
- Lou Cohen: Can the building check the electrical circuit panels? The Board will look into it.
- David: Our sympathies and condolences to Judith Zisman who is on the Zoom.

Meeting Adjourned at: 8:40 P.M.

Respectfully submitted,
David Karp for
Aleida Delgado, Secretary

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