

Minutes from Annual Board Meeting  
6/2/08 at 7 pm

***Board members in attendance:***

Keith Abell  
Jonathan Rose  
Bill Getz  
Maria Donovan  
Jennifer Whalen  
Dat Chi Luong  
Paul Yeager

***Board members not in attendance:***

Michael Thomas

***Representative from Andrews Management Company:***

Dana Gordon

Introduction and Discussion of Key Issues – Keith Abell – powerpoint presentation posted to Andrews website

- It was made abundantly clear to all present that the courtyard is common property and does not belong to apartment 1c/2c
  - The board must determine appropriate marketing language for the sale of the apartment
  - The board must review any and all plans for the beautification of the courtyard, including the walkway from apartment 1c/2c currently in place
- The board must consider whether it wants to approve a waterproofing project as it relates to the York street hotel adjacent to the building
- There will be a June 11<sup>th</sup> community board meeting to discuss a potential liquor license for the York street hotel
- Julie Matsumoto would like to discuss with the board about a landscaping project on the roof
- Owners have requested that the board meetings be posted in the lobby and that minutes from each meeting are posted regularly
- Owners have requested a review of the management company's performance to date by the board
- Owners have requested a clear cut methodology for bidding and approving any capital projects in the building
- Owners have requested a review of the engineering report from the lead paint project to ensure that all surface areas of the building were tested for lead paint

President's Financial Report – Bill Getz – three supplemental handouts posted to Andrews website (summary sheet, back up data, loan vs. assessment analysis)

- Owners have requested a thorough examination of the back up data for double counting
  - Notaro façade payments
- Owners have requested a re-examination of the leak budget given the pervasive leaks in the A line apartments