

**CAROLIN GARDENS COOP
BOARD OF DIRECTORS MEETING**

Date: October 3, 2017

Present: Michael Almon, Doug Condon, Niall Costello, Liz de Kosko, Pat Flynn, Beatrice Moreland, Dennis Redmond, Ying Yang, Dennis Butler (*managing agent*)

Absent: Robert Tau

The meeting opened at 7:34 pm. Minutes from the 9/12/17 board meeting were read and approved with corrections.

Management Report of Old Business:

1. Further asbestos testing was conducted in the C storage space and in C building apartments as requested. There was no sign of any asbestos spread.
2. There was a flood in the bathroom D24 which leaked down to D4. Mr. Butler requested verification that a licensed plumber has repaired the problem in D24. A coop plumber will inspect the work on October 19th, with all expenses borne by the D24 shareholder. Pending.
3. Lindsay Lingaya has requested the transfer of shares in B34 to his son. Mr. Butler will facilitate. Pending.
4. The shareholders in E5 came to inform the board that the problem with sediment-heavy water in their bathroom has worsened. The Managing Agent consulted with several plumbers about the best way to proceed. The board authorized MA to bring in a plumber to replace the elbow at end of the line in E building.

Other Old Business:

5. The board is compiling a Shareholders Handbook. Pending.
6. We will re-engage the boiler service we used last year.

Management New Business:

7. Department of Sanitation has been ticketing us for mixed match garbage/recycling. A formal complaint has been filed to challenge the tickets. The MA will send a letter to all shareholders informing them that ALL recycling should be left in the recycling bins/areas behind our buildings, not on the curb.

Other New Business:

8. The City is offering special brown garbage bins for composting. We will order 4 bins.

<u>Treasurer's Report</u>	<u>September 2017</u>
Income	\$ 21,110.00
Expenses	<u>\$(26,111.91)¹</u>
Net	\$ (5,001.91)
Bal. Brought Forward	<u>\$ 66,597.56</u>
Bal. Operating Account	\$ 61,595.65
Reserve Fund (Chase MM acct)	\$ 59,982.26
(NCB CD's)	\$ 22,076.15

¹ tax: \$18,779; mortgage = \$3,261; R&M -= \$975

The next regular board meeting will be on 11/7/17 at 7:30 pm.

Respectfully submitted,



Secretary