

**CAROLIN GARDENS COOP**  
**BOARD OF DIRECTORS MEETING [DRAFT]**  
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**Date:** April 2, 2019

**Present:** Michael Almon, Doug Condon, Niall Costello, Pat Flynn, Beatrice Moreland, Dennis Redmond, Suzette Salvati, Ying Yang, Dennis Butler (*managing agent/MA*)

**Absent:** Jean Clancy

The meeting opened at 7:40 pm. Minutes from the 3/5/19 board meeting were read and approved with corrections.

**Old Business:**

1. Re: ongoing rat problem. The owner of the neighboring building has agreed to install a large container to hold garbage once it has been taken from bins but before it goes to curb. MA brought a in new pest control company for a one time service/new opinion , who will come at end of this week to place dry ice in the burrows at the north end of E building to flush the rats out.
2. The coop attorney has reviewed and approved the language of the new by-law regarding the change in flip tax policy. The board approved the change in by-laws unanimously. The new by-laws will be sent out to all shareholders.
3. A smoke detector will be installed in each building basement. Pending.
4. Damage from a leak in A24 was repaired at coop's expense.
5. Repairs will be made in C35 caused by water leak at coop's expense.
6. For those who wish to make use of the service, the plumber has given us a price of \$275 per radiator to change out radiator valves, change air valve, and drain and replace radiators. The costs will be responsibility of each shareholder. Shareholders should contact MA before June 1<sup>st</sup> if interested. Service will be scheduled during the month of June.

**New Business:**

7. There was a malfunction of the thermostat for the heating system. It was repaired the next day.
8. There was a substantial increase in gas expenses due to rise in price per term and slight increase in usage.
9. The board voted to raise the price of washing machines to \$1.50 a load.
10. There was a leak in the radiator line between D24 and D4. It was repaired at coop's expense.
11. There was a report of a new roommate in A34. The person will be asked to come and meet the board at the May meeting.

12. According to our new accountant, the amount in our NCB account has fallen below our requirement; the board voted to move approximately \$3,000 from the Reserve Fund to the NCB account to go back in compliance.
13. There has been an insurance claim against the coop from someone who fell on the front sidewalk.
14. MA is investigating the procedure of removing dead tree trunks from the front of A and D buildings. We will put ourselves on the city's list for stump removal and tree planting, but there is currently a two-year waitlist.
15. There is a gap appearing on the stairways in E building.
16. It is still not clear why we had a substantial increase in our property tax for last 2 quarters. MA is investigating.
17. The new board elected its officers for the year:
  - President: Beatrice Moreland
  - Vice President: Pat Flynn
  - Treasurer: Niall Costello
  - Secretary: Dennis Redmond
  - Assistant Secretary: Dennis Butler
18. The board set June 15<sup>th</sup> as the date for our annual shareholders' BBQ.
19. The annual spring cleaning day is set for Saturday, April 13<sup>th</sup>. The board voted a \$300 budget for the day.

<u>Treasurer's Report</u>	<u>March 2019</u>
Income	\$ 21,541.81
Expenses	<u>\$ 50,005.00</u>
Net	(\$28,463.19)
Bal. Brought Forward	<u>\$ 47,325.93</u>
Bal. Operating Account	\$ 24,463.19
Reserve Fund (Chase MM acct)	\$ 66,800.12
(NCB CD's)	\$ 22,076.15

<sup>1</sup> RE tax = \$28,907; gas = \$8282; insurance = 4,836

The meeting ended at 8:02 PM.

The next regular board meeting will be on 5/7/19 at 7:30 PM.