

**CAROLIN GARDENS COOP  
BOARD OF DIRECTORS MEETING  
[www.carolingardens.info](http://www.carolingardens.info)**

**Date:** May 7, 2019

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

**Absent:** Pat Flynn, Dennis Redmond

The meeting opened at 7:40 pm. Minutes from the 4/2/19 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 but has not acted on it for 6 months.

The MA will write another letter to the owner of the building and will give them one month from receipt of the letter to reply (letter will be also given to super of the building). If no action is taken, the Board will report to the city (311) as per compliancy of the Housing Maintenance code, Section 27-2021.

Meanwhile, the rat holes were treated with dry ice at end of April 2019 (\$ 272.00 for 1 treatment). The board voted to have another dry ice treatment done in May 2019 before Memorial Day.

Baits are still being changed monthly.

2. Smoke detectors/ carbon monoxide were installed in each building basement.
3. Repairs were made to the roof above C35 caused by water leak at coop's expense.
4. 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 radiators. The costs will be responsibility of each shareholder. Once a date is selected, signs will be posted in each lobby for those who wish to engage in the service. Please contact MA before July 1<sup>st</sup> if you are interested.
5. The board voted to increase the price of the washing machines by 25 cents to \$1.50 a load. The Board also voted to raise the dryer to 25 cents for 7 ½ minutes.
6. As the right dryer motor has stopped working, the board voted to replace the motor for \$ 614.
7. There was a leak in the radiator line between D24 and D4. It was repaired at coop's expense. A small section of the ceiling was also opened and repaired at coop's expense.
8. There was a report of a new roommate in A34. This tenant was asked to meet the board at their May meeting but the shareholder pushed the interview back to June.
9. 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 be in compliance. Pending

10. There has been an insurance claim against the coop from someone who fell on the front sidewalk. Our Insurance Company is dealing with the issue.
11. MA registered with the city to remove the dead tree trunks from the front of A and D buildings. We put ourselves on the city's list for stump removal and tree planting, but there is currently a two-year waitlist.
12. There is a gap appearing on the stairways (inside) in E building. MA will investigate.
13. It is still not clear why we had a substantial increase by around 15% in our property taxes for last 2 quarters. MA and Board are investigating the health of the operating account of the Coop. The Board will regroup is necessary mid-May to review financials once MA gets more information from the Department of Finance.
14. The board and volunteers had a spring cleanup in April and has started to do some renovations of the gardens (planting grass, new shrubs and cleaning different areas). The board thanks all volunteers that have participated to that cleaning weekend. If you would like to continue to give a hand for the garden, please contact any of the board members.
15. The board set June 15<sup>th</sup> as the date for our annual shareholders' BBQ.

#### **New Business:**

No new business.

<u>Treasurer's Report</u>	<u>April 2019</u>
Income	\$ 20,639.97
Expenses	<u>\$ 27,239.67</u>
Net	(\$6,599.70)
Bal. Brought Forward	<u>\$ 18862.74</u>
Bal. Operating Account	\$ 12,263.74
Reserve Fund (Chase MM acct)	\$ 67,436.08
(NCB CD's)	\$ 22,076.15

<sup>1</sup> gas = \$7089; repairs = 5047; water = 4896

The meeting ended at 9:45 PM.

The next regular board meeting will be on 6/4/19 at 7:30 PM.