

FINAL

**MINUTES OF THE
RIVER PLACE NORTH HOUSING CORPORATION
BOARD MEETING
October 19, 2021
VIRTUAL MEETING**

I. **CALL TO ORDER:** Mr. Spell called the meeting to order at 5:41 p.m.

Directors Present: Mr. Andrew Spell, President
Mr. Raymond Miller, Vice President [arrived 6:20]
Ms. Jennifer Yonkos, Treasurer [arrived 6:03]
Ms. Alis Marachelian, Secretary
Ms. Sabrina Faber, Director
Mr. Hashmat Ali, Director

Directors Absent: Mr. Lewis Gorman

Management: Building Manager, Ms. Daisy Angelino.

Residents: Jesse Rifkin, Rhona Sloan.

II. **RESIDENT PARTICIPATION:**

Mr. Rifkin (Unit 821) said he had only one issue: the loud leaf blower operating every morning that prevented him and other residents from working at home or doing other activities. He said he called the landscape company and complained to Monday Properties but was told to make an official complaint. He asked the Board to send something in writing to Monday Properties. Ms. Faber said that she will bring the issue to the OA Board at its next meeting. Mr. Rifkin then suggested 3 options for the landscapers: to use a rake, to use a low setting, or to do their leaf blowing later in the day.

III. **REPORTS:**

A. **President:** Mr. Spell cited the lobby ceiling and lighting projects in progress. He also said that he signed up to get access to the original relevant documents from the County at a cost of \$50 a month. He added that some interesting past uses of the subterranean levels have turned up.

B. **Treasurer:** Ms. Angelino gave the Treasurer's report:

Operating cash-\$109,278.23
Operating Reserves-\$77,973.15
Replacement Reserves-\$4,579,542.27
Total operating and replacement reserves-\$4,766,793.65

Ms. Angelino then said that some units were sold and that the Variance Report was being worked on.

C. OA Representative: Ms. Faber reported that First Service that manages parking assessments will be using Click Pay and a new drop box for checks. She also said that residents should contact the building manager with concerns and the Parking Committee will collect issues. She added that Click Pay won't take less than \$10 but that she was looking into the matter. Times for food trucks on the property and other activities, she said, will be on the website.

D. Manager:

- Commercial space access upgrade will be finalized next month.
- Trash compactor has been replaced.
- Camera surveillance replacement project has been completed.
- Semi-annual maintenance projects will begin the 1st week of November.
- Annual flow test (fire alarm) Parts have been ordered to remain compliant.
- State boiler inspection will be done on 10/21 to be clear for switch over.
- Trash chute cleaning is scheduled for 10/28.
- Electronic payables system has been implemented and the first month's batch of payables is being uploaded.
- Facilities
 1. Common area plumbing
 - a. Two leaks were repaired in the boiler room.
 - b. Mitigation of major water intrusion into the lobby from Unit 207 is under way.
 2. Mechanical
 - a. Cooling tower maintenance was performed and the boiler was cleaned.

IV. AGENDA:

MOTION: **Mr. Ali moved, Ms. Marachelian seconded, to approve the agenda as written. The motion passed unanimously (4-0-0).**

V. APPROVAL OF MINUTES

MOTION: **Mr. Ali moved, Mr. Miller seconded, to approve the minutes of September 21, 2021 as written. The motion passed (5-0-0).**

VI. NEW BUSINESS:

A. Engage Legal Counsel: Mr. Spell said that RPN has had no legal counsel for years but that staff has been spending too much time on things more appropriate for legal counsel. He also said that Ms. Angelino has looked into putting a lawyer on retainer. Ms. Yonkos said that RPN can have legal counsel do evictions properly and review the bylaws to see what can be done about evicting someone who does harm. Ms. Marachelian agreed on

retaining counsel and suggested looking into the firm used by the OA. Mr. Spell then said that RPN could share information with the other buildings about firms they use.

[Ms. Marachelian left the meeting at 6:32]

VII. **OLD BUSINESS:**

Chiller Replacement Contract: Mr. Spell said that Ms. Angelino was able to lower the bid from Fidelity and the chiller was on order.

Project Updates:

1. Ceiling project is on hold because testing must be done.
2. Energy-saving lights were installed on the 1st floor and will be done by floor.
3. Cameras were upgraded in the lobby area and entry.
4. Commercial space access control parts were on order.
5. Improvements to the Party Room are on hold.

VIII. **EXECUTIVE SESSION:**

MOTION: Mr. Ali moved, Ms. Faber seconded, to adjourn to Executive Session at 6:40 p.m. There were no objections.

SUBMISSION OF MINUTES

**Alis Marachelian, Secretary
River Place North
Housing Corporation**