

MINUTES OF THE
RIVER PLACE NORTH HOUSING CORPORATION
BOARD MEETING
November 16, 2021
VIRTUAL MEETING

I. CALL TO ORDER: Mr. Miller called the meeting to order at 5:35 p.m.

Directors Present: Mr. Andrew Spell, President [arrived 5:37]
Mr. Raymond Miller, Vice President
Ms. Jennifer Yonkos, Treasurer
Ms. Alis Marachelian, Secretary [arrived 5:55]
Ms. Sabrina Faber, Director
Mr. Hashmat Ali, Director
Mr. Lewis Gorman, Director

Directors Absent: None.

Management: Building Manager, Ms. Daisy Angelino.

Residents: Jesse Rifkin #821, Katey Wilson #746.

II. RESIDENT PARTICIPATION:

Ms. Wilson said she was at the meeting to listen. Mr. Rifkin said the noise issue from leaf blowers was still going on. The leaves in question were outside River Place. Since this was not an OA matter, Ms. Angelino said she will try to advocate for RPN residents on the problem.

III. AGENDA:

MOTION: Mr. Gorman moved, Ms. Faber seconded, to approve the agenda as written. The motion passed (6-0-0).

IV. APPROVAL OF MINUTES:

MOTION: Mr. Ali moved, Mr. Gorman seconded, to approve the minutes of October 19, 2021 as amended. The motion passed (6-0-0).

V. REPORTS:

A. President: Mr. Spell asked for a moment of silence in memory of Joette Waters, longest serving building manager of the South building. He said that he offered support for Waqas Ali, President of RPS. He also said that the first in-person event will be the annual staff dinner to be held in place of a Board meeting. He added that staff bonuses will be discussed in Executive Session.

B. Treasurer: Ms. Yonkos gave the Treasurer's report:

Operating cash-\$90,938.59
Operating Reserves-\$77,855.85
Replacement Reserves-\$4,615,071.69
Total operating and replacement reserves-\$4,826,309.

The Board then congratulated Ms. Angelino for bringing down delinquencies. The Variance Report, she said, will be done by the new accountant and will be ready by next month.

C. OA Representative: Ms. Faber reported that the Fitness Center will be open from 9 a.m. to 10 p.m. as recommended by the advisory committee. She also invited those who were interested to join committees, such as the parking committee. She added that masks were required at the Fitness Center but no one will be asked for proof of vaccination. Mr. Spell suggested that the OA look into the site plan review for the Xerox building which will add to area traffic. Ms. Faber added that there will be updates on the County Historic Preservation Week. Mr. Spell said that River Place was skipped the last time.

D. Manager:

- Equipment Replacement: The trash compactor replacement is working well.
- Semi-Annual Maintenance: Semi-annual maintenance is underway.
- State Boiler Inspection: State boiler inspection was completed and passed.
- Trash Chute: Trash chute cleaning was completed on 10/28/21.
- Management: Excellent progress on delinquencies has been made and totals have been reduced.
- Facilities
 - o In unit semi-annual convector cleaning /preventive maintenance is underway.
 - o Replacement of circulating water pumps is in the process of getting a 2nd bid.
 - o Replacement of Boiler One damper control is in the process of seeking bids.
 - o Replacement of air handler controls is in the process of seeking bids.
 - o Gear box for fans in cooling tower need to be replaced.
 - o Lighting around boilers needs to be upgraded to provide sufficient lighting for working and maintaining boilers.

Ms. Angelino then said that the shareholder responsible for flooding in the lobby has not responded and that the matter may need to be addressed by legal counsel.

VI. OLD BUSINESS:

A. Engagement of Legal Counsel: Mr. Spell said that RPN is in need of legal counsel and that Ms. Angelino has been looking into firms familiar

with co-ops. She said that Segan Mason and Mason, PC is used by the South building and has been used in the past for closings. Mr. Spell said that if the firm is put on retainer, unlimited phone calls and 1 meeting a month are included for \$200/month. He also said that the Board can choose to go a la carte and pay each time for services.

MOTION: Ms. Yonkos moved, Ms. Faber seconded, to approve putting Segan Mason & Mason on retainer for 1 year at a cost of \$2400. The motion passed unanimously (7-0-0).

Ms. Yonkos said that the Board can revisit the matter in a year and will have the data on the number of phone calls made to the firm.

B. Commercial Space Access Control: Project not completed because of delay in getting parts.

C. Party Room Improvements: Project on pause because of focus on semi-annual maintenance.

D. Water Intrusion into Lobby: Discussed in Manager's Report.

E. Chiller Replacement: In process.

VII. **NEW BUSINESS:**

Rules Enforcement: Covered in Old Business under "Engagement of Legal Counsel."

VIII. **EXECUTIVE SESSION:**

MOTION: Mr. Miller moved, Mr. Gorman 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**