

MINUTES OF MEETING

BOARD OF DIRECTORS

1170 APARTMENT CORP.

Pursuant to Notice of Meeting received by all Directors, the 528th meeting was held on May 9, 2022 Via Zoom.

The following Board Members were in attendance:

N. Albert	M. Pellegrini	B. Rosenbluth
Y. Gosser	S. Ballerini	B. Carlson
A. Dimitropoulos	G. Powder	M. Petrillo
R. Trifan	L. Charles	

The following Board Members were absent:

D. Lauria	L. Charles	G. Chokos
K. Moots	J. Chung	

Other persons in attendance:

John J. Roman, Jr.	1170 Apartment Corp. General Counsel
K Dalton	1170 Apartment Corp. Office Assistant

N. Albert, President of the Board of Directors called the meeting to order at 7:00 P.M.

The Board Meeting Minutes of April 11, 2022 were approved as submitted.

FINANCE COMMITTEE

N. Albert updated the Board on the current finances of the Corporation. He mentioned that we are looking positive at the cash flow.

ELECTION COMMITTEE

M. Pellegrini updated the Board with the status of the Election. We should have a Quorum by June 14, 2022. She also informed the Board she will not be available and G. Powder will host the Annual Meeting.

TRAFFIC COMMITTEE

Nothing to report.

HOUSE COMMITTEE

Nothing to report.

GROUNDS COMMITTEE

M. Pellegrini mentioned to the Board about an incident on Monday afternoon with the Landscaper cutting the plants behind 410 Fairview Avenue with the weedwhacker.

PARKING COMMITTEE

N. Albert asked M. Petrillo and R. Trifan to meet regarding the parking lots and the count of the parking spaces through the complex.

B. Rosenbluth asked about charging stations. The Board went on to discuss the positive outcome of the green charging stations.

SHAREHOLDER FORUM COMMITTEE

Nothing to report.

PUBLIC RELATIONS COMMITTEE

G. Powder mentioned the election newsletter had been distributed to all residents; it was also mentioned new date for the Annual Meeting/Election has been posted on all bulletin boards and at the entrance of each building to avoid mailing fees.

ENGINEERING COMMITTEE

N. Albert updated the Board on the status of the solar panels.

A. Nazario updated the Board with the current count of panels and roofs installed.

SECURITY COMMITTEE

A. Dimitropoulos advised the Board there will be a meeting with the Security Department.

N. Albert asked A. Dimitropoulos about sensor lights/solar lights. It was agreed that the fire escape light illuminates the entire complex.

It was also discussed that the complex needs security cameras in the common areas and parking lots.

SIDEWALK COMMITTEE

B. Carlson and R. Trifan to set up a meeting with G. Perez to do another round of inspections.

DOG COMMITTEE

Nothing to report.

NEW BUSINESS

Nothing to report.

OLD BUSINESS

Nothing to report.

OPEN MEETING

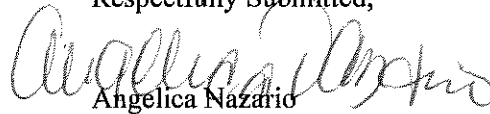
The Board of Directors discussed the concerns brought forward by the attending shareholders.

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 7:31 P.M.

The next scheduled Board meeting is on **Monday, June 13, 2022 at 7:00 P.M.**

Respectfully Submitted,



Angelica Nazario

For The Board of Directors