

**MINUTES OF MEETING**  
**BOARD OF DIRECTORS**  
**1170 APARTMENT CORP.**

Pursuant to the Notice of Meeting received by all Directors, the 549<sup>th</sup> meeting was held on November 12, 2024.

The following Board Members were in attendance:

N. Albert	B. Rosenbluth	G. Nagarmat
M. Pellegrini	A. Dimitropoulos	S. Ballerini
R. Trifan	Y. Gosser	E. Vergier
K. Moots	M. Petrillo	G. Chokos

The following Board Members were absent:

B. Carlson	G. Powder	L. Charles
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Other persons in attendance:

A. Nazario	1170 Apartment Corp. General Manager
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N. Albert, President of the Board of Directors, called the meeting to order at 7:00 P.M.

The Board Meeting Minutes of October 16, 2024, were approved as submitted.

### **ADMISSIONS**

**All applications were processed through fast-track for the month.**

### **TRAFFIC COMMITTEE**

Nothing to report

### **HOUSE COMMITTEE**

G. Chokos mentioned with the upcoming holiday season the office should send out a reminder in regards to packages. He also went onto mentioning with the temperatures dropping, the boiler setting should be adjusted.

M. Pellegrini mentioned she had received a soliciting letter in regards to insurance.

### **GROUNDS COMMITTEE**

K. Moots reported the Grounds Crew has been working hard on the leaf cleanup. During winter we will be assigning jobs to each member to keep the department busy.

M. Petrillo mentioned that separating each employee was a great idea and the employees are doing a great job.

### **PARKING COMMITTEE**

Nothing to report.

### **SHAREHOLDER FORUM COMMITTEE**

M. Pellegrini reported to the Board that the "little libraries" have been a success. Residents are using the libraries by adding and taking books.

### **PUBLIC RELATIONS COMMITTEE**

Nothing to report.

### **SECURITY COMMITTEE**

A. Dimitropoulos informed the Board the golf cart needs a new tire since the Security Department has been patrolling the complex.

### **SIDEWALK COMMITTEE**

R. Trifan to e-mail the Board with an update.

### **DOG COMMITTEE**

Nothing to report.

### **OLD BUSINESS**

Nothing to report.

**NEW BUSINESS**

N. Albert discussed with the Board the upcoming Reserve Capital Study and assessments that will be conducted in 2025 and in preparation and to build the reserves it was proposed to increase the maintenance fees to 4% comes January 2025.

**OPEN MEETING**

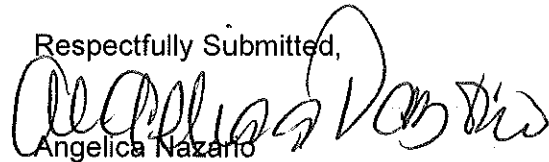
The Board of Directors discussed the concerns brought forward by the attending shareholders.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at approximately 8:29 P.M.

The next scheduled Board meeting is on Monday, December 10, 2024 at 7:00 P.M.

Respectfully Submitted,



Angelica Nazario

For The Board of Directors