

**MINUTES OF MEETING**

**BOARD OF DIRECTORS**

**1170 APARTMENT CORP.**

Pursuant to the Notice of Meeting received by all Directors, the 532<sup>nd</sup> meeting was held on October 11, 2022, Via Zoom.

The following Board Members were in attendance:

N. Albert	M. Pellegrini	B. Rosenbluth
G. Chokos	A. Dimitropoulos	G. Nagarmat
G. Powder	B. Carlson	
M. Petrillo	L. Charles	

The following Board Members were absent:

R. Trifan	Y. Gosser	S. Ballerini
H. Gordon	K. Moots	

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 September 13, 2022, were approved as submitted.

N. Albert opened the meeting by introducing our newest Board Member Gautam Nagarmat and welcoming back Heidi Gordon.

**FINANCE COMMITTEE**

N. Albert updated the Board on the current finances of the Corporation for 2022. He also reminded all Board Members the email sent in regards to increasing the maintenance in January 2023. Mr. Albert went on to say how 2022 finances have affected all the increases due to high increases in utilities and wages. The Board agreed there should be a 2.5% maintenance increase for 2023.

**TRAFFIC COMMITTEE**

Nothing to report.

**HOUSE COMMITTEE**

G. Chokos advised with the upcoming holiday season, we need to remind residents to pick up their packages on time. Packages have been sitting for days in the lobby area.

**GROUNDS COMMITTEE**

Nothing to report.

**PARKING COMMITTEE**

Nothing to report.

**SHAREHOLDER FORUM COMMITTEE**

M. Pellegrini informed the Board about the meeting that was held on September 20, 2022, with the Fort Lee Emergency Management team. It was a very informative presentation to our residents. Residents in attendance were able to have the opportunity to ask questions and receive answers.

**PUBLIC RELATIONS COMMITTEE**

G. Powder advised the Board that the newsletter is now completed. There are tons of safety information shared by the Fort Lee Emergency Management team.

**ENGINEERING COMMITTEE**

N. Albert informed the Board, roof materials were delivered to 3020/3030 Edwin Avenue, we have 4 more buildings to complete with roofs/solar panels. The project should be completed by the end of 2023.

**SECURITY COMMITTEE**

A. Dimitropoulos advised the Board that we are still in search of one more security guard.

**SIDEWALK COMMITTEE**

B. Carlson had nothing to report. B. Carlson recommended to walk in May or July. He also thanked G. Nagarmat for joining the Committee.

**DOG COMMITTEE**

Nothing to report.

**NEW BUSINESS**

B. Rosenbluth informed the Board that when Shareholders want to meet and discuss issues, there should be a Grievance Committee. The Board agreed.

**OLD BUSINESS**

G. Chokos advised that 3001/3011 Edwin Avenue, grass is high but there are still some patch areas

**OPEN MEETING**

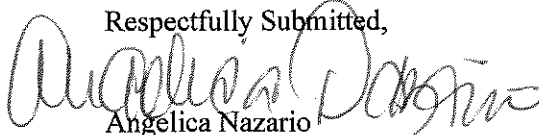
The Board of Directors discussed the concerns brought forward by the attending shareholders.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at approximately 7:40 P.M.

The next scheduled Board meeting is on **Monday, November 14, 2022 at 7:00 P.M.**

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Angelica Nazario".

Angelica Nazario  
For The Board of Directors