

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

Pursuant to the Notice of Meeting received by all Directors, the 554<sup>th</sup> meeting was held on May 12, 2025.

The following Board Members were in attendance:

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

Other persons in attendance:

John J. Roman, Jr.	1170 Apartment Corp. General Counsel
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A. Diaz	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 April 14, 2025 were approved as submitted.

**ADMISSIONS**

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

**TRAFFIC COMMITTEE**

No updates to report.

**HOUSE COMMITTEE**

G. Chokos informed the Board that packages are often placed on the shelf in a way that blocks access to the mailbox, making it difficult to retrieve mail. He suggested that the Board consider putting up a sign to discourage delivery couriers from continuing this practice.

**GROUND'S COMMITTEE**

Nothing to report.

**ELECTION COMMITTEE**

M. Pellegrini informed the Board that all election materials have been mailed. The Annual Meeting and election results have been rescheduled for June, allowing additional time to collect more votes and proxies.

N. Albert shared with the Board that G. Powder suggested holding the Annual Meeting on a Saturday. The Board discussed this at length.

G. Powder will email the office so that a survey can be conducted regarding the meeting.

**PARKING COMMITTEE**

No updates to report.

**SHAREHOLDER FORUM COMMITTEE**

M. Pellegrini mentioned that she expects to have a confirmed date for the Last Blast of Summer by the next meeting.

**PUBLIC RELATIONS COMMITTEE**

G. Powder has started to work on the next newsletter.

**SECURITY COMMITTEE**

A. Dimitropoulos reported that the issue of illegal parking is becoming increasingly problematic. He observed several vehicles parked without permits in the lot on Linwood Drive, which may be related to the ongoing construction work on Executive Drive. He also noted that Security Guards need to be more proactive in issuing tickets and towing vehicles parked without permits.

**SIDEWALK COMMITTEE**

B. Carlson mentioned that Sanibel Construction has been assigned to conduct the repairs for the season.

**OLD BUSINESS**

No updates to report.

**NEW BUSINESS**

The Board discussed a recent email received by the office concerning a Shareholder's request to sublet their unit due to a job relocation. After a thorough discussion, the Board was unable to approve the request at this time. As outlined in the terms and conditions of our mortgage agreement, we have reached the 20% rental capacity limit.

S. Teichman addressed the Board regarding the ongoing lack of cooperation from the Shareholder residing above her unit, who also failed the carpet inspection recently conducted by the office. The Board discussed the matter at length.

J. Roman, Jr. noted that the resident has been hospitalized due to ongoing treatments. In response, N. Albert proposed initiating the ADR process by sending the Shareholder a penalty letter.


L. Charles suggested offering to purchase the additional carpet padding for the Shareholder, given her health condition.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at approximately 7:50 P.M.

The next scheduled Board meeting is on Monday, June 9, 2025 at 7:00 P.M.

Respectfully Submitted,

  
Angelica Diaz

For The Board of Directors