

MINUTES OF MEETING

BOARD OF DIRECTORS

1170 APARTMENT CORP.

Pursuant to the Notice of Meeting received by all Directors, the 541th meeting was held on October 10, 2023.

The following Board Members were in attendance:

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

The following Board Members were absent:

G. Powder	H. Gordon	L. Charles
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Other persons in attendance:

John J. Roman, Jr.	1170 Apartment Corp. General Counsel
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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 12, 2023, were approved as submitted.

FINANCE COMMITTEE

N. Albert thoroughly examined the significant financial challenges faced by the corporation in 2023. He specifically addressed the substantial rise in insurance policies and utility costs, resulting in a noticeable impact on our finances.

Upon Motion Duly Made, the Board has unanimously agreed to implement an increase in the Maintenance Fees; effective January 1, 2024, the fees will be adjusted by 4.25%.

TRAFFIC COMMITTEE

Nothing to report.

HOUSE COMMITTEE

G. Chokos reported to the Board the railings by the entrance and the side of the building have been impacted by the weather and suggested G. Perez inspect them on an annual basis. There is a lot of wear and tear, and it should be repainted to keep up with the maintenance.

He also mentioned with the cold weather approaching, keep in mind that the boilers run at interval times, the boilers should be checked regularly.

GROUNDS COMMITTEE

K. Moots reported the fall clean has begun. We have decorated the four main entrance corners of the complex, including the main sign with fall decorations.

PARKING COMMITTEE

Nothing to report.

SHAREHOLDER FORUM COMMITTEE

N. Albert mentioned to the Board that the Last Blast of Summer was very well operated. It was a great idea to bring in the catering company.

M. Pellegrini reported to the Board the Last Blast of Summer was a success, with great weather and many residents expressing their appreciation for bringing the event back. She thanked M. Petrillo for suggesting the event catering this year and the staff for setting up and cleaning up afterward.

M. Pellegrini also mentioned that the catering manager has some great suggestions for next year.

PUBLIC RELATIONS COMMITTEE

Nothing to report.

ENGINEERING COMMITTEE

N. Albert reported to the Board that the solar panel project is almost completed; it should be finalized by February 2024.

SECURITY COMMITTEE

A. Dimitropoulos informed the Board that seven building monitors have been replaced. He also went on to mention he found another company to install new building cameras, coming in a lot less than the company we use. It was agreed to test and install one camera per building for now before proceeding with the outside areas.

SIDEWALK COMMITTEE

B. Carlson advised the Board no meeting has been scheduled. R. Trifan informed the Board with the most recent rainstorms, he has spotted several low spots where water is sitting.

DOG COMMITTEE

Nothing to report.

GRIEVANCE COMMITTEE

Nothing to report.

PERSONNEL COMMITTEE

N. Albert asked M. Petrillo to meet next week to discuss salary and bonuses.

OLD BUSINESS

Nothing to report.

NEW BUSINESS

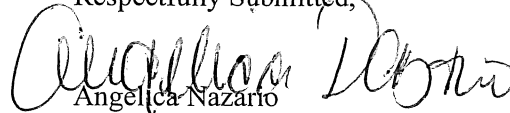
Nothing to report.

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 7:33 P.M.

The next scheduled Board meeting is on Monday, November 13, 2023 at 7:00 P.M.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Angelica Nazario". The signature is written in a cursive style with a large initial "A".

Angelica Nazario
For The Board of Directors