

MINUTES OF MEETING

BOARD OF DIRECTORS

1170 APARTMENT CORP.

Pursuant to the Notice of Meeting received by all Directors, the 537th meeting was held on April 10, 2023.

The following Board Members were in attendance:

| | | | |
|------------------|---------------|-------------|------------|
| N. Albert | B. Rosenbluth | M. Petrillo | K. Moots |
| A. Dimitropoulos | H. Gordon | B. Carlson | L. Charles |
| Y. Gosser | G. Powder | R. Trifan | G. Chokos |
| G. Nagarmat | | | |

The following Board Members were absent:

| | |
|---------------|--------------|
| M. Pellegrini | S. Ballerini |
|---------------|--------------|

Other persons in attendance:

| | |
|--------------------|---|
| John J. Roman, Jr. | 1170 Apartment Corp. General Counsel |
|--------------------|---|

| | |
|------------|---|
| A. Nazario | 1170 Apartment Corp. General Manager |
|------------|---|

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

The Board Meeting Minutes of March 13, 2023, were approved as submitted.

FINANCE COMMITTEE

N. Albert provided an update on the Corporation's finances.

For the solar panel project, we are receiving TREC credits quarterly.

N. Albert discussed in length the benefits of paying off the principal for the current Mortgage. After the lengthy discussion and Motion Duly Made, the Board of Directors has agreed with the recommendations from N. Albert.

ELECTION COMMITTEE

K. Moots & M. Petrillo will host Candidates' Night through Zoom on Thursday, April 19, 2023.

GROUNDS COMMITTEE

Nothing to report.

TRAFFIC COMMITTEE

Nothing to report.

HOUSE COMMITTEE

G. Chokos suggested having vestibules of each building continuously maintained.

R. Trifan suggested looking into something to abate the echoes on the 1st floor.

PARKING COMMITTEE

Nothing to report

SHAREHOLDER FORUM COMMITTEE

Nothing to report.

PUBLIC RELATIONS COMMITTEE

G. Powder reported that she will begin to work on the next Newsletter. Will continue to remind residents about what does and does not go down the compactor chute and the dangers of lithium batteries within apartments.

ENGINEERING COMMITTEE

N. Albert advised the Board that we have begun the installation of Phase 6 roofs, which includes 3030/3020 Edwin Avenue. After this, we will only 4 more buildings to finish this project.

SECURITY COMMITTEE

A. Dimitropoulos advised the Board that he walked the grounds with G. Perez to pinpoint where motion lights are needed.

SIDEWALK COMMITTEE

R. Trifan, the Sidewalk Committee, will arrange a walk with the Committee and G. Perez for Spring.

DOG COMMITTEE

Nothing to report.

GRIEVANCE COMMITTEE

Nothing to report.

PERSONNEL COMMITTEE

M. Petrillo advised the Board that we are short-staffed in different departments.

She will be overseeing the maintenance department, K. Moots will oversee the landscaping department, and G. Nagarmat will be overseeing the security department.

OLD BUSINESS

Nothing to report.

NEW BUSINESS

The Board Discussed in depth the many recent fires that have been caused by storing lithium batteries in buildings.

After Motion was Duly Made, the Board of Directors approved under the House Rules that all apartments in violation of storing Lithium batteries would be fined \$500 immediately.

OPEN MEETING

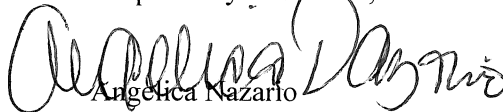
The Board of Directors discussed the concerns brought forward by the attending shareholders.

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 8:04 P.M.

The next scheduled Board meeting is on **Monday, May 8, 2023, at 7:00 P.M.**

Respectfully Submitted,


Angelica Nazario
For The Board of Directors