

MINUTES OF MEETING

BOARD OF DIRECTORS

1170 APARTMENT CORP.

Pursuant to the Notice of Meeting received by all Directors, the 529th meeting was held on June 13, 2022 Via Zoom.

The following Board Members were in attendance:

N. Albert	M. Pellegrini	B. Rosenbluth
Y. Gosser	S. Ballerini	A. Dimitropoulos
G. Powder	G. Chokos	J. Chung
K. Moots		

The following Board Members were absent:

L. Charles	B. Carlson	M. Petrillo
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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 May 9, 2022, were approved as submitted.

KOVAL & CASAGRANDE- A. CASAGRANDE

A. Casagrande presented the year-end financials to the Board.

FINANCE COMMITTEE

N. Albert updated the Board on the current finances of the Corporation. He went on to mention that in April, 90% of the portfolios were sold and we are ready to pay in cash to finish the solar panel project.

ELECTION COMMITTEE

M. Pellegrini updated the Board with the status of the Election, a quorum has not been obtained to host the Annual Meeting and Election, the new date is Tuesday, July 12, 2022.

N. Albert asked Mr. Roman about electronic voting and if this will be possible. M. Pellegrini mentioned the email suggestion by M. Petrillo in regards to electronic voting is a great idea.

Mr. Roman stated, that the By-laws will need to be re-written, there are guidelines and procedures in order to conduct this, and also a specific IT company will need to be contacted. He also mentioned in order to amend the By-laws, we will need 1/3 of the Shareholder's vote, it will also need to include that if a Shareholder does not vote during the election a negative vote can be obtained in order to have a quorum.

N. Albert asked M. Pellegrini to discuss this with the Election Committee.

TRAFFIC COMMITTEE

G. Powder asked in regards to the "yield" sign by the circle and the oncoming traffic in this area and adding more signs.

A. Nazario is to follow up with the Fort Lee Traffic Bureau.

HOUSE COMMITTEE

G. Chokos mentioned to the Board that interior touch-ups are important to maintain.

GROUNDS COMMITTEE

K. Moots had an update on the landscaping. Julio is still short-staffed and maybe it is a good idea to place an ad on the Fort Lee Facebook Group page asking for summer help. She is to meet with Julio to discuss upgrading the area on Fletcher Avenue.

G. Chokos asked about the soil between 3001/3011 Edwin Avenue since there is no grass in this area. K. Moots advise we have no sprinkler system in the area due to the fire, she will meet with Julio to discuss this.

PARKING COMMITTEE

Nothing to report.

SHAREHOLDER FORUM COMMITTEE

M. Pellegrini asked the Board if the Last Blast of Summer will be hosted this year.

G. Powder stated to the Board, we have to be careful since the Covid is on the rise again.

B. Rosenbluth suggested late September.

PUBLIC RELATIONS COMMITTEE

Nothing to report.

ENGINEERING COMMITTEE

Nothing.

SECURITY COMMITTEE

A. Dimitropoulos advised the Board a meeting was hosted along with B. Rosenbluth and A. Nazario and was very productive and informative.

G. Chokos advised the in-house security camera is having issues. He is to check the channel and contact the office to report if there is an issue.

SIDEWALK COMMITTEE

A. Dimitropoulos advised the Board, the sidewalk committee met with George Perez this past Saturday, only a few sidewalk issues. The more important concern is with the entrance steps of multiple buildings that need to be taken care of.

DOG COMMITTEE

Nothing to report.

NEW BUSINESS

K. Moots spoke to the Board about a recent meeting A. Nazario and G. Perez had an initial meeting with Greenspot, an electrical charging station for vehicles.

The presentation will be sent to the Board for further discussion.

OLD BUSINESS

Nothing to report.

OPEN MEETING

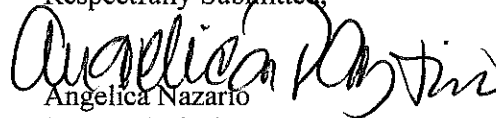
The Board of Directors discussed the concerns brought forward by the attending shareholders.

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 7:34 P.M.

The next scheduled Board meeting is on **Monday, July 12, 2022 at 7:00 P.M.**

Respectfully Submitted,



Angelica Nazario

For The Board of Directors