

MINUTES OF MEETING

BOARD OF DIRECTORS

1170 APARTMENT CORP.

Pursuant to the Notice of Meeting received by all Directors, the 535th meeting was held on February 13, 2023.

The following Board Members were in attendance:

N. Albert	M. Pellegrini	B. Rosenbluth
A. Dimitropoulos	G. Nagarmat	Y. Gosser
K. Moots	L. Charles	M. Petrillo
G. Chokos	S. Ballerini	

The following Board Members were absent:

R. Trifan	B. Carlson
G. Powder	H. Gordon

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 January 9, 2023, were approved as submitted.

ADMISSIONS

No Admissions this month. All Fast Track Applications for sales and sublets were submitted to the Admissions Committee for approval.

FINANCE COMMITTEE

N. Albert updated the Board on the current finances of the Corporation.
He mentioned the increase in the cost of delivering natural gas.

TRAFFIC COMMITTEE

Nothing to report.

HOUSE COMMITTEE

Nothing to report.

GROUNDS COMMITTEE

K. Moots updated the Board with the upcoming projects for the spring and tree donation.

G. Chokos mentioned that the grounds located by 3001/3011 Edwin Avenue need soil.

PARKING COMMITTEE

Nothing to report.

SHAREHOLDER FORUM COMMITTEE

Nothing to report.

N. Albert asked M. Pellegrini if a meeting should be conducted soon.

PUBLIC RELATIONS COMMITTEE

G. Powder has completed the newsletter. A draft copy will be sent to all Board Members for comments and suggestions.

ENGINEERING COMMITTEE

N. Albert advised the Board that the roofs still need to be completed, and the T-Recs credits should be deposited soon.

SECURITY COMMITTEE

A.Dimitropoulos advised the Board that the Security Guards are using their own vehicle and that we should look into purchasing a new security vehicle or a golf cart. Too many repairs have been made to the Hybrid vehicle. There could be a liability for driving their vehicle on the property.

SIDEWALK COMMITTEE

A.Dimitropoulos to arrange a meeting to inspect the sidewalks.

DOG COMMITTEE

S. Ballerini reported to the Board that one case was approved.

GRIEVANCE COMMITTEE

Nothing to report.

NEW BUSINESS

The E-Bike situation has been addressed with the Board in several e-mails.

A copy of the Resolution passed by the Town of Fort Lee has been placed in all the building bulletin boards.

OLD BUSINESS

The 3040 Edwin Avenue Incident- The Board discussed this incident thru several e-mails.

Apartment Keys on File- B. Rosenbluth mentioned to the Board the key system we have in place and the process it takes to pick up keys in case of an emergency.

N. Albert mentioned the key tag number system in the office. B. Rosenbluth also mentioned that we should have a penalty assessed to the Shareholder for not having keys on file.

Mr. Roman is to work on a letter to penalize Shareholders.

OPEN MEETING

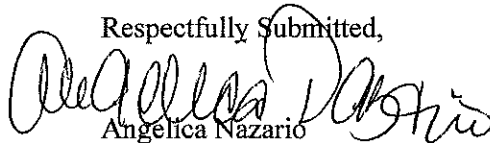
The Board of Directors discussed the concerns brought forward by the attending shareholders.

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 7:36 P.M.

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

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Angelica Nazario', is written over the printed name.

For The Board of Directors