



Minutes of Board of Managers Meeting, December 3, 2024, which was called to order at 7:30 pm, held via a Zoom meeting.

**Board Members Present:** Katharine Flanders Mukherji, President; Michael Tedesco, Vice-President; Rose Firestein, Secretary; Matthew Pilkington, Treasurer; Peter Levy; Terra Chalberg; Audrey Weinberger; Long Vu; Anne Gilbert

**Also in Attendance:** Kathleen Malara, EM Holding Corp.; Valdet Boleviq, Superintendent

#### Superintendent's Report

Staircase B in 120 Boerum Place has been painted, and metal kickplates have been installed on external doors where needed. The buildings have been winterized. The planning for replacing the lighting fixtures and ceiling tiles on the third floor of 120 Boerum Place is ongoing.

Approximately one-half of the roof on 15 Bergen has been prepared for replacement.

There was a leak into Unit 3S, and bids for repairing the resulting damage are being solicited.

#### Management's Report

The process of obtaining copies of all the board members' ID is ongoing. This is required to meet the federal requirement for filing the Benefit Ownership Information Report. The filing deadline is December 31, 2024.

#### Financial Report

The condominium is making strides in rebuilding its balance. The primary anticipated drains on its finances include completion of the roof on 15 Bergen and the condominium's insurance premiums.

#### New and Old Business

**This holiday season, please remember to show Val, our Super, and Patrick, our Porter, your appreciation for all of their hard work throughout the year.**

Katharine Flanders Mukherji's term as President will expire on December 31, 2024. The Board voted for Terra Chalberg to be President for the next term starting on January 1, 2025.

At one time, Units 3N and 3M removed the original metal fence that separated their courtyards. They have been informed that they must reinstate the fence as it was before its removal before selling either Unit. The current situation is being investigated.

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The Board voted to waive its right of first refusal regarding the rental of Unit 3E.

While preparing to replace the roof on 15 Bergen, the roofer found that the wood frame supporting the decking on Unit 3R's balcony had rotted and needs to be replaced. Because it could not be definitively determined that the frame had been installed by the Owner, the Board voted to have it replaced, and the roof replacement will proceed.

The issue of short-term rentals arose again. To reiterate the provisions of Rule and Regulation 3, no rental, *i.e.*, compensated lodging, of less than 30 days is permitted at Skytrack, and any lease for 30 days or more must be submitted to the Board so it can waive or deny waiver of its right of first refusal before such lease takes effect. The Board voted to remind the Owner whose Unit was inhabited by individuals who identified themselves as short-term tenants concerning the provisions of Rule and Regulation 3 and inform the Owner that any short-term rental or rental without prior notice to the Board would result in a fine. The Owner denied that the individuals rented the Unit.

ReDocs, the contractor Skytrack hired to conduct a preliminary energy assessment as a first step toward addressing its obligations under LL 97, which requires significant reductions in the buildings' greenhouse gas emissions, will conduct its on-site visit on December 12, 2024. Its representative will have access to at least one Unit in each building and all common areas. This site-visit will result in a report with recommendations for reducing the buildings' energy usage.

The Board continues to work toward regularizing its digital retention of documents in a manner that makes them readily accessible by subject. Several options have been suggested and are being explored further.

The Board wishes everyone a happy and healthy holiday season. Please clean up all holiday decorations and Christmas tree needles from common areas when moving trees. Val may have some bags for tree removal but probably not enough for everyone.

#### Adjournment

A motion for adjournment was made, seconded and unanimously approved, and the meeting was adjourned at 9:00 pm.

#### The Next Meeting

The next meeting will be held via Zoom on January 28, 2025.