

MINUTES

The Board Members Meeting was held on September 18, 2025, in the Board Room.

Director's Present

**Jeff Brown, President Loretta Parks, Vice President
Katherine Hall, Secretary Celia Brown, Board Member
Lynette Cook, Activity Coordinator (By Zoom) Ruby Wilkerson, Board Member**

Director's Absent

James Crain, Treasurer

Management Present

**Vernon Cooper, Property Manager (By Zoom)
Khedda Hayden-Ryan, Site Manager**

Legal

Karol Robinson, Legal Council (By Zoom)

The meeting was called to order at 7:35 p.m.

The Prior Meeting Minutes

The minutes for June 26, 2025, were approved. Ms. Cook made a motion to approve the minutes and was seconded by Ms. Parks. All members were in favor, voting unanimously.

Financials: See Reports

Management Report

- **Mrs. Ryan read the 3 months Collections Report: July- \$403,269.26 August- \$349,745.59 and September- \$289,271.67 (not complete yet)**
- **Façade Repairs- based upon the number of apartments requiring restoration Rand Engineers are estimating the cost to restore them will be \$5.4 million dollars. Since we are lacking the money to make any repairs it is recommended that we start to address this project with the building that has the most uninhabitable vacant units. We will be able to sell those units once the restoration work outside and inside is completed.**

Mr. Brown asked if this idea were scrap, would anything happen to the shareholders that live next to the apartments that have to be fixed,

would it affect their apartments too? Mrs. Ryan stated no not necessarily, but it is possible.

Ms. Hall asked what happened to the apartments that supposedly was ready to be sold. Mrs. Ryan stated that we have a few apartments that are almost complete (not 100%), she stated that there are four apartments at (95%).

Mr. Brown told Ms. Wilkerson that it is part of her responsibility to check and see when the apartments are ready. Ms. Wilkerson stated she needs to know which apartments are ready to be checked. Ms. Ryan and Ms. Wilkerson will work together on this.

- **IPNA-** Board approved IPNA is still at H.P.D. for review. Management will give the board an update as soon as they receive approval from H.P.D.
- **Election Services Companies**
In preparation for the upcoming board election and annual meeting, Management has three election services companies submit proposals for these services.
 - American Arbitration Association (AAA-covered last year's election)
 - Honest Ballot LLC
 - MK Election Services LLC

Mr. Brown is trying to get a date for the use of Goldie Maple for the upcoming Board Election and Annual Meeting. He has given the necessary person a list of dates. When he gets that date, that is when we can plan the Annual Meeting and finalize everything to ensure that they are available.

- **LOCAL 621 UNION NEGOTIATIONS**

The last negotiated union agreement was for a period of 2 years instead of 3 years, because a substantial amount of time had already lapsed by the time negotiations were completed.

It was agreed that we would start negotiating a new 3-year Agreement for the years October 1st, 2024, thru September 31st, 2027. Management has discussed the negotiations with the Housing Company's Auditor, Robert Mellina. Mr. Mellina thinks that the housing company can afford a 3% increase.

Ms. Hall asked how many porters can go out on vacation at the same time. We have six buildings and two porters to cover three buildings, each leaving the buildings not getting the proper cleaning that is needed. Mrs. Ryan stated this happened before she came aboard to do the scheduling of vacations. She knows that this cannot happen. Management is mindful of the issues shareholders have raised about

the cleanliness of the buildings and the union members' overall job performance and this will be discussed during negotiations.

- Mrs. Ryan commented on the porters' work, stating that it is a matter of getting the right tools for them so that they will be able to do their jobs properly. She also stated that she instructed them to stop waxing the floors, because they are just piling wax on top of wax. They need to be trained in how to do waxing of the floors. She stated that they will get training on how to strip and wax the floors, and they will be given the time to understand what to do. As soon as the new machine arrives, they will start stripping the floors and re-waxing them. Mrs. Ryan stated that she met with the porters, she would start putting them on the street (they will be let go). Mr. Brown asked who the person will be doing the oversight of this. Mrs. Ryan stated the Super, and herself will be doing the oversights.

Mrs. Ryan stated that she ordered the porters carts to put their supplies on to alleviate going back and forth for their supplies.

- Ms. Brown stated that the incinerator doors in the buildings need to be repaired. Mrs. Ryan stated there are thirty-six compactor doors that are unfunctional right now. The cost of repairing these doors by a vendor is \$2,000 per door. Management is looking into getting absorbed shockers that close the doors. We may be able to get them wholesale, which is still expensive \$60.00 to \$75.00 per shocker and to have someone come to fix them.

- **Commercial Space Leasing**

Mr. Brown asked what the status of the Childcare Center is. Mrs. Ryan stated that Ms. Obasogie is in the place and there is something in her contract that she bills for 3months, then she starts paying the cooperative.

Ms. Robinson stated that she has 3 months to bill out her space. Ms. Robinson asked Mrs. Ryan was the commencement agreement dated, signed, and returned. Mrs. Ryan stated that it was, and Ms. Robinson stated that Ms. Obasogie's is supposed to start payment on October 1st, 2025. Ms. Robinson suggested that we should send her a letter to remind her.

Mr. Brown asked management about the Nordack Website: who is managing the website and what type of information comes from the website? Mrs. Ryan stated that the website is up and running. The last correction made was the map site (because it was given the wrong address), and there was one day that had the wrong time on it that has been changed. Mrs. Ryan is collaborating with the guy who is doing the website, and all the things that have been requested have been

changed. The waiting list is the only thing that must go on the website which is being exhausted now.

Mr. Brown asked what if someone has a complaint or issue where does that go? Mrs. Ryan stated that it goes to the guy who works on the website and then forwarded it to management, but she is collaborating with him to have the complaints come directly to them. Mr. Brown asked if the board could get that information. Mrs. Ryan stated, sure as soon as she receives some, she will give it to the board. She also stated that the e-mails are up and running.

Legal:

Ms. Robinson stated she has been focusing on working with Management and Assemblyman Anderson's office trying to get the city counsel's person and that Funding with HPD and HDC. We need to close out those 6 or 7 loans that Nordack had gotten, along with the Sandy Grant are still in the construction phase. They have not been converted to permanent financing, and you need to do it so that you can get the reserves that are there. This would give us more access to a little more money to do work.

Ms. Robinson e-mailed Assemblyman's Anderson office asking for an update regarding the procedures and timeline for closing on the Crest Fund Grant. Ms. Robinson stated that they have gotten notice that Metered Appliances has filed bankruptcy. Nordack will be listed as one of their creditors. She will keep us posted on this.

Committee Reports: No reports

Finance Committee:

Mr. Brown asked Mr. Cooper about our Finance Report, he said I know that we are operating in a deficit, but I notice when I look at the finance report our accounts payable are continuously increasing and it is over \$800,000. What plan does Prestige have in place to try to offset something or what plan will you put in place to fix this? Mr. Cooper stated that the spending that was made is because we absolutely had to make (for example apartments that had to be renovated because of safe hazards). Mr. Cooper stated we may need to request if the board agrees if money can be taken from the reserves to pay for this kind of work to be done. Mr. Brown asked the board if we can tap into the reserves to pay for the work to be done in building 320 to combat the mice problem. The board members stated we can do one building at a time, once we find out how much the cost will be to do one building at a time. Mr. Brown stated that when management give us the update on how much it will cost for each building we will not meet, so then we can vote on

this by e-mail (pay attention to the e-mails). Mr. Brown asked how soon we can access the reserve funds, and how much is there in the reserves. Mr. Cooper stated he will get that information from Susan O'Neil office and then he will bet back to the board. Ms. Ryan there is \$803,000 in the reserves. Mrs. Ryan stated that that the whole building (320) will have to be dusted, she has a proposal. Normally it is a hundred and something per apartment, but management worked it out where they can do the whole floor on an hourly basis. She stated that in-house the super with assistance is doing search and seal. Some of the exterminators are doing search and seal. Doors need sealants around them to be properly sealed. Mr. Brown suggested that management give us the bill so we can find a way to get it done. Mrs. Ryan stated there is a sewer problem in the buildings in the first-floor apartments, the sewer is backing up. Ms. Ryan stated it is self-inflicted because they found diapers, feminine products. A notice will be going out to all apartments.

Preservations Committee: No Reports

Resale Committee: No Reports

Old Business: None

New Business:

Ms. Brown asked Mr. Cooper about two people in her building with issues. Mr. Cooper said the lady that lives on the fourth floor, when the super comes back from vacation he will work on her issues. The man on the second floor, they had a contractor go to his apartment. They are waiting for the proposal for the work needed in his apartment. Mrs. Brown stated the light in front of buildings 349 and 353 needs bulbs replaced (by the walkway).

Mr. Brown asked how much we owe Security because we need more security. Mrs. Ryan stated that we owe security \$32,000.

Mr. Brown stated that everyone needs to step up and do what we need to do for the shareholders until we get a new board.

Follow-up Items: None

Motions: none

Adjournment:

The meeting was adjourned at 8:57 p.m. motion was made by Ms. Wilkerson and seconded by Ms. Hall. All in favor voted unanimously.

Respectfully Submitted

**Katherine Hall
Board Secretary**