

# HILLMAN HOUSING CORPORATION



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## HILLMAN BOARD MEETING RECAP

Board Meeting, January 22, 2020

### AGENDA AND KEY DECISIONS

1. **Sales / Subleases:** No sales or subleases this month.

2. **Manager's Report**

- E/F laundry room update: All permits for the laundry room have been acquired, electrical work has started, sprinkler install will begin next week and new machines have been ordered.
- Elevator update: A/C/D/F/G/J are complete, work on second car in H began Jan 22, work on first car in B is est. complete by Jan 31, work on first car in E should be completed by Feb 5.
- H building D-line gas outage update: Con-Ed has scheduled final inspection/gas turn-on for Jan 28.
- Deaerator replacement: Steel being delivered on Jan 27, install will begin on Jan 28.
- Gym: The gym air conditioner compressor work will begin shortly.

3. **Board Committees Reports**

**Finance:**

- The Finance Committee presented a 2020 budget and funding proposal to the Board, which was approved. The details of this proposal will be shared in a separate letter to shareholders.
- The Board approved three measures to reach out to / collaborate with East River to investigate feasibility for cost savings for some shared expense categories. ER will provide more details for shared services when billing.
- Finance shareholder meeting tentatively scheduled for Monday Feb 24.

**Buildings and Grounds:**

- Buildings and Grounds will develop plans for implementing projects approved in the 2020 budget related to capex planning.
- The Board approved purchasing a portable PA system so we don't have to pay for that service when we rent space for shareholder meetings.
- Buildings and Grounds themed Town Hall tentatively scheduled for Monday Apr 27.

**Garage:**

- The Committee has made progress to date from our discussions with Area Garage; discussions will continue towards resolving Hillman's outstanding issues with the garage tenant.

**Commercial / Common Spaces:**

- The Board voted to institute a new committee to do a review of Hillman's commercial assets and common spaces. The Committee will be comprised of Loe Beine, Dave Eng, Mathew Quezada and Russell Moss. The Committee will seek to partner with the HC Common Spaces Committee.

4. **Shareholder Letters:** The Board has received several letters regarding NORC which has already been addressed in a separate letter to Shareholders (the Board voted to fund NORC on Dec 18).