

HILLMAN HOUSING CORPORATION



530 GRAND STREET
NEW YORK, N.Y. 10002

TEL (212) 677-5858
FAX (212) 979-6808
EMAIL: CONTACT@COOPVILLAGE.COOP

HILLMAN BOARD MEETING RECAP

Board Meeting, September 18, 2019

AGENDA AND KEY DECISIONS

1. Sales / Subleases: Two sale applications, two sublease applications, two sublet renewals were approved.

2. Manager's Report

- Elevator update; A/F/J complete, C/D/G ~75% done, B/E/H not started. Project was delayed by 3 weeks due to troubleshooting issues from new elevators, which it is believed to have been resolved.
- Deaerator replacement update; equipment ordered, project on schedule.
- F building F-line gas outage update; final inspection anticipated in 1-2 weeks.
- H building D-line gas outage update; all paperwork filed, planned start date for repair is mid-October.
- E/F laundry rooms update; Board is still waiting on feasibility and cost assessment from engineers on options to address compliance.
- Bed bug update; no active cases in Hillman presently.

3. Board Committees Reports

Finance:

- The Board continued to review analysis of sublet fees. The Board aligned on the following guiding principles A) Lower initial sublet fees provides flexibility for Hillman shareholders B) Total cost of sublet fees and carrying charges for long-term subleases should not exceed market rents C) There should be an escalation in fees over time D) A revised proposal will be phased in over a number of years. The Board will develop a final proposal, solicit feedback from the HC and approve in Oct for a Dec 1 start.
- The Board clarified a budget freeze proposal that was approved via electronic voting. Based on initial investigation of how Hillman benefits from contributions to NORC senior care, remaining contribution of \$6,000 was re-confirmed for 2019.
- The Board approved a \$6,300 cost to replace the condensate cooler in 550-building. This cost was not budgeted for 2019, yet the cooler was at end-of-life and needs to be replaced prior to heating season.
- The Board was advised and discussed near term financing options, including elevator project financing timeline and refinancing Hillman's existing mortgage.

Buildings and Grounds:

- The committee is investigating gardening expenses and what can be reduced for rest of 2019.
- The Board approved a security letter update to shareholders.

4. Other Topics Discussed

- The Board approved compensating shareholders in the F building F-line and H building D-line with \$75 for their hardship, for not using cooking gas and for extra use of electricity during the gas outage.
- The Board was advised on, and discussed ongoing legal matters.
- Management will develop a Shabbos elevator schedule for the upcoming holidays that is as convenient as possible for all shareholders while accommodating those observing the holidays.

5. Shareholder Letters: The new triage response process was refined to improve speed and efficiency.