



Annual Meeting

In June, shareholders gathered for the 67th annual meeting of Hillman Housing Corporation to review 2018 finances and projects, discuss concerns, and highlight future plans. Loe Beine, Dan Grigsby, Russel Moss, and John Sharples were elected to the Hillman Board of Directors.

We thank former Board members, Doug Easdon, Judy Mitrani, Howard Stern, and Gale Weintraub for their years of service and their contribution to the Board and to the Hillman community.

The Hillman Board of Directors met on March 27, May 1, May 30, June 23, July 7, and July 17. In general, the Board meets on the third Wednesday of every month and in the event of an emergency. Topics covered at every meeting include: approval of sales, subleases, trusts, and stock certificate name changes; General Manager's updates on ongoing projects such as the elevator renovation and projects in the bidding process; budget review; and letters from shareholders.

SAVE THE DATE

September Finance Meeting and First Quarterly Town Hall

To provide an opportunity for shareholders to review finalized 2018 audited financials and 2019 unaudited interim financial information, the Board has scheduled a Finance Meeting on **Monday, September 9 at 7 p.m. in the Orenstein Building**. Immediately following the finance meeting will be an open-topic town hall, during which we will address other issues of concern to shareholders. In an effort to make this a productive discussion, **please send your questions or concerns to hillmanboard@gmail.com by September 3, 2019**. Any issues related to your apartment should be communicated directly to Management.

Sales and Subleases

During the above mentioned meetings, the Board approved nine purchases, 14 subleases/sublease renewals, and one trust transfer.

Project Updates

Elevator Renovation

Elevator renovation in the J, F, and A buildings is completed. Elevators in the C, D, and G buildings are under construction; the first elevators came on line toward the end of July / beginning of August and the second elevators are scheduled for completion in September (C and G) / October (D) timeframe. B building elevator work is tentatively scheduled to begin in September and be completed by February 2020. E and H buildings elevator work is tentatively scheduled to begin in October and be completed by March 2020. As new elevators come online, service interruptions and programming glitches may occur, Management is working with the vendor to resolve any issues and limit any inconvenience. Thank you for your patience and understanding throughout the project process.

Water Towers Replacement

With the replacement of the 530 block tower at an accepted bid of \$65K, all of the water towers have now been replaced. The expected lifespan is 35 to 40 years.

Roof Replacement

Lawless and Mangione, Hillman's engineering consultant, recommends that we replace all the roofs, including the garage roof, starting in the next few years. The Board will begin the research and planning process in the coming months to determine scope of work, explore viability of alternative roof options, and a financing plan.

Area Garage

The Board was informed of significant concrete spalling within the garage building. Based on recommendations from our engineering firm Lawless & Mangione, the Board of Directors has authorized needed repairs to internal concrete structures at an accepted bid of \$58K.

Boiler Room Deaerator

The Board was informed that the deaerator, an essential part of the boiler system, is in need of replacement. The boiler room contract between East River and Hillman specifies that Hillman will be billed for 26% of boiler room repair costs. Specifications for replacing the boiler room deaerator are in preparation as part of the competitive bidding process. We will have an update after the next Board meeting or at the Finance Meeting in September.

F Building Gas Outage / E-F Laundry Room

Since April, the F line in the F building has been without cooking gas due to a Con Ed shutdown of that line over a potential leak. The work to replace the gas line has been completed at a cost of \$65K and has successfully passed NYC Department of Buildings inspection. The line now awaits Con Ed final inspection prior to authorizing turning the gas back on. We acknowledge the hardship this outage has caused to the residents of this line, and are hopeful that kitchens will be up and running soon.

The E-F laundry room was recently inspected by the Department of Buildings and was cited for code violations. Hercules, our laundry vendor, has provided four temporary electric dryers while a plan to resolve these issues is being developed.

Board Initiatives

Strategic Planning

The Board convened an additional meeting this summer to focus on strategic planning for the coming 12 months. Stay tuned for updates in future Board communications.

Board and Management Efficiencies

The Board is enacting procedures for a variety of Board and Management processes in order to improve decision making and quality in areas such as budgeting, reporting, and building maintenance.

Bedbug Update

Following an outbreak in several Hillman buildings during the winter, the Board and Management instituted a new bed bug policy (available online at bit.ly/hillman-bb) and inspected and treated all affected apartments as well as some common areas. The Board is continuing to monitor the situation, and Management has confirmed that there is currently only one positive case which is undergoing treatment. Our goal is to foster a culture of support around this issue. Anyone can get bedbugs, and adherence to proper protocol is key to preventing their spread and reducing extermination costs. Please contact Management immediately if you suspect bedbugs.

Enjoy the rest of your summer!

Note that the playgrounds open at 9 am and close at dusk; parks are open from 9 am to 11 pm. Please be considerate of your neighbors who have windows open at this time of year and might find noise to be excessive. The full rules, including guidelines for gatherings and parties, can be found on the Hillman website under "Park Rules and Special Events Regulation".

If you have an issue with noise in the parks and cannot resolve it by talking to your neighbor, please call Security at 212-387-9048 or 212-388-1391 and ask to speak to the supervisor,

Board of Directors

Loe Beine
David Brown
Elizabeth DeGaetano
Dave Eng
Aaron From
Ted Greenberg
Dan Grigsby
Russel Moss
Mathew Quezada
John Sharples
Kira Wizner

Officers

David Brown, President
Dave Eng, Vice President
Ted Greenberg, Treasurer
Elizabeth DeGaetano, Secretary

New York, NY 10002
or send an e-mail to
hillmanboard@gmail.com

E-mail notification service:

Visit www.coopvillage.coop/emailsSignup to register.

View your maintenance invoice information online using the Cooperator Portal:

Send your name, address, apartment number, email, and phone to portal@hillmanhousing.com to receive a PIN number and further instructions for signing up.

Submit Board-related issues in writing to:

Hillman Board of Directors
Cooperative Village
530 Grand Street