

FEBRUARY MINUTES
FOR RUPPERT HOUSING BOARD OF DIRECTORS MEETING
SHAREHOLDERS REPORT

Date: February 13, 2008**Time:** 7:30 – 10:00 P.M.

<u>Board Members</u>	Wilfredo Diaz	Mark Foley	William Lopez	Liana MacMahon
	Dianne Blanchard	Elizabeth Chimienti-Torres	Carol Usiak	Noel MacMahon
	Oscar Fernandez			
<u>Management</u>	Nelson Dubidad	Barbara Payne	Sal Degidio	

Topic 1: Minutes Review

The minutes of the January meeting were approved unanimously.

Topic 2: Update on Quality Assurance Control

All radiator steam traps in the C Building are being replaced. We sent out notices for access. This is something that **must** be done.

We are currently in the process of redoing the Plaza. We are looking into prices for new surfacing in the playground area as well as the sprinkler area. We will also have an update on when the Plaza will reopen.

The concrete in some areas of the garage needs to be replaced.

Topic 3: Maintenance Report

The C Building was without gas for ten days but the problem has been resolved.

The steam heat has been low in the C Building due to the work being done. We hope to have this work done soon and will keep all shareholders up to date.

We will have the engineer and the plumber come to see what the problem is in the C Building especially the D line. There apparently is water in the pipes and defective steam traps. The supt. needs to drain it constantly. We will keep all shareholders updated.

The compactor rooms need to be cleaned and painted. This will be a project for the summer help

Topic 4: Garage Agreement Enforcement

Any problems pertaining to the garage are being forwarded to the attorney.

Topic 5 Deduction at tax time

We are able to take a tax deduction for our apartments this year. Notices have been sent out to all shareholders.

Topic 6 Second Avenue Subway

The West side of the Street is almost done and the East side of the Street will start sometime in February. The work on the Eastside should continue until sometime in the Summer. We are all happy to at least be able to walk to Key Food in a normal fashion.

Topic 7 Mandatory Homeowners Insurance

In response to recent shareholder experiences, a resolution has been passed making it mandatory that each apartment must have its own homeowners insurance policy. The purpose is to protect shareholders and their neighbors from damage to their property.

Each shareholder will be required to provide proof of their individual homeowners policy at the time they recertify in 2008, pending approval from regulating agencies.

Topic 8 The Feasability Meeting

The meeting will begin at Our Lady of Good Counsel Parish on Thursday, March 27 @ 7:00 P.M. and continue for voting purposes on Saturday, March 29 between the hours of 10:00 A.M. until 6:00 P.M. held in the community room.

Meeting adjourned at 10:00 P.M.
Next Meeting is March 13 @ 7:30 P.M.