

FEBRUARY MINUTES
FOR RUPPERT HOUSING BOARD OF DIRECTORS MEETING

Date: February 12, 2007

Time: 7:30 – 10:00 PM

Board Members in Attendance

Wilfredo Diaz (excused)	Steve Ellsworth	Mark Foley
Liana MacMahon	Thomas O'Hagan	Elizabeth Chimienti-Torres
Carol Usiak	Noel MacMahon	Oscar Fernandez

Management in Attendance

Nelson Dubidad	Barbara Payne	Sal DeGiddio
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Topic 1: Minutes Review

- The minutes of the January meeting were approved unanimously.

Topic 2: Update on Quality Assurance Control

- Packages are accepted by the doorman and held until the tenant picks them up. Please check the desk daily where they have a posting of all deliveries. We ask that a package not be left for more than three days. If you need to leave your packages longer, please make accommodations with the doorman. UPS will leave a note in your mailbox if you are not home to receive a parcel.
- Elevator six in the B building has been out of service for a few days now. This is unrelated to the recent elevator upgrade. The Centennial Company is presently working on this problem; they will have it fixed as soon as possible.
- We have had some difficulties in all of the laundry rooms, particularly in the B building. We will be receiving new washers and dryers the first week of April or later. To compensate tenants for the inconvenience, the company will provide free use of all machines starting March 19th until all new machines are installed. During this installation process, tenants will have to use the laundry room in the B building while work is completed at the A building's laundry room; while the laundry room in the B building is worked on, all tenants must use the A building's laundry room.

Topic 3: Ruppert Playground

- Before the playground opens (by June, tentatively, depending on the facade work), we will discuss playground rules.

Topic 4: New Employees

- Ruppert has hired three new temps (who have been placed on the payroll); these new temps are doing a great job.

Topic 5: Community Room

- The board discussed the possibility of planning some activities for the children, to start sometime in the spring. This subject will be further discussed at the next board meeting.

Topic 6: Bike Room

- We discussed further maintenance in the bike room. We discussed the importance of maintaining an orderly environment, facility upkeep, security, etc. We will talk about this more in depth at the next meeting.

Topic 7: Boiler Replacement

- We summarized a preliminary boiler replacement. We are awaiting further information from the low bidder to complete the listing. All information will be available by the next meeting.

Next meeting:

- The board will meet on March 8, 2007 at 7:30 PM.

Meeting adjourned at 10:00 PM.