

**MARCH MINUTES
RUPPERT HOUSING BOARD OF DIRECTORS MEETING
SHAREHOLDERS' REPORT**

Date: March 8, 2007

Time: 7:35 to 9:30 pm

Board Members in Attendance

Wilfredo Diaz

Steve Ellsworth

Mark Foley

Liana MacMahon

Thomas O'Hagan

Elizabeth Chimenti-Torres

Carol Usiak

Noel MacMahon

Oscar Fernandez

Management in Attendance

Nelson Dubidad

Sal DeGiddio

Barbara Payne –excused

Topic 1: February Minutes Review

The minutes of the February meeting were approved unanimously. The Board agreed to schedule a meeting to discuss the Parking Garage policy and procedures.

The Board briefly discussed the posting of the Board Meeting minutes. It was agreed by consensus that the minutes should be posted in a glass enclosed poster-board in each of the laundry rooms. They will be purchased and installed after the machines are replaced.

Topic 2: Maintenance Report

1. Two new sump pumps were installed in the lowest level of the parking garage to address the continued leakage problems. The Board will await the final water tests results and watch carefully the effectiveness of the pumps after the next rain.
2. The elevators went through a recent walking inspection to check on any outstanding check-list items in the B and C buildings. Two of the elevators in the A building will be shut down on 3/12 and 3/13.
3. New flaps were recently installed in the compactor chute closes to help alleviate drafts. The flaps will be examined on a test and trial basis.
4. New locks for the interior doors leading into the lobbies were examined. Since there are other means of egress, the Fire Department gave approval to lock the doors. The C level door leading into the A building will also be locked. The Board also discussed the need for an alarm on the door adjacent to the two garage doors on 92 Street.

Topic 3: New Boiler Report

Three bids were submitted for the replacement of the three boilers in Ruppert. After a review of the proposals, the Board approved Controlled Combustion's proposal.

Topic 4: Coinmach Machines Update

The use of the washing machines and dryers **will be free** until the installment of new machines is completed. The B building's laundry room will be done first. The work will commence on April 2, 2007, for approximately seven days. The A building will follow around April 9, 2007.

Topic 5: E Building (Commercial) Elevator

Management reported that the elevator in the E building is having problems. Management will report back to the Board on the exact nature of the difficulties.

Topic 6: Analysis of the E Building

As a process of due diligence, the Board approved a motion to valuate the commercial site on Third Avenue.

Topic 7: Next Meetings

- The Board will conduct its next monthly meeting on April 12th, 2007 at 7:30 pm

Meeting Adjourned at 9:30 pm