

**MAY MINUTES
FOR RUPPERT HOUSING BOARD OF DIRECTORS MEETING
SHAREHOLDER'S REPORT**

Date: May 10, 2007
Time: 7:30 – 9:30 PM

Board Members in Attendance

Wilfredo Diaz 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

Topic 1: Minutes Review

- The minutes of the April meeting were approved unanimously.

Topic 2: Update on Quality Assurance Control

- The A building is still having intercom problems. Management is in the process of finding a new company to work with and currently have six companies they are interviewing.
- In the best interest of our building and personal safety, the Board has decided to lock the doors that lead from the Garage to each building as of June 1st. The A building doors from the garage levels are already locked. Shareholders will be able to use the same key in each lock for all three buildings. Keys are available in the management office. One key will be available per: apartment. We have already sent out notices to all shareholders.
- Expect increased congestion on Second Avenue as sidewalks are compressed.
- The exterminator is doing a great job. We have seen a great deal of improvement.

Topic 3: Maintenance Report.

- The new washers and dryers are working well. Please make sure to clean out the filters to the dryers each time you use them in order to get the best results.
- The facade work being done is on schedule. Scaffold drops that have been completed as of April 17:
 - 222 East 93rd STREET:
 - North Elevation-B, C and D lines
 - West Elevation-A, B, J and K lines
 - Return Walls-South East
 - 240 East 93rd STREET:
 - East Elevation-G line
 - South Elevation-C, D, E, F and G lines
 - 1779 Second Avenue:
 - East Elevation-B, D and E lines
 - South Elevation-E and F lines
 - West Elevation-F and G lines
 - North Elevation-B line
- Work in progress:
 - 222 East 93rd Street:
 - South Elevation
 - G & H lines: Work has begun at the roof level and is to continue down to the ground floor. Remaining work is estimated to take a minimum of 1 ½ months to complete.

- H & J lines: Work has begun at the roof level and is to continue down to the ground floor. Remaining work is estimated to take a minimum of 2 ½ months to complete.
 - East Elevation
 - D & E lines: Work has been completed from the 42nd floor down to the 6th floor & the remaining is estimated to take a minimum of one month to complete.
 - F & G lines: Work has been completed from the 42nd floor down to the 20th floor & the remaining is estimated to take a minimum of two months to complete.
 - Return Walls
 - Work is being performed at the northwest corner return walls from the 42nd floor to the ground & is estimated to take a minimum of two weeks to complete.
 - 240 East 93rd STREET:
 - North Elevation
 - F & G lines: Work has been completed from the 17th floor to the 3rd floor & is estimated to take a minimum of one week to complete.
 - C, D, E lines: Work has not yet started at these drops.
 - West Elevation
 - B & C lines: Work has not yet started at these drops.
 - 1779 Second Avenue:
 - West Elevation
 - A line: Work is being performed at the parapet level.

Please note: Apartment lines may be included in more than one scaffold drop.

Air Conditioners:

- We will send out notices re: Who has a/c's installed in their windows & the importance to have them installed properly.

Topic 4: The Second Avenue Subway Update

- Expect increased congestion on Second Avenue as sidewalks are compressed. There will be only seven feet of sidewalk on both the East & West Side of each street.

Next meeting:

- The board will meet on June 14, 2007 at 7:30 PM

- Meeting adjourned at 9:30 PM