

MINUTES OF MEETING

BOARD OF DIRECTORS

1170 APARTMENT CORP.

Pursuant to Notice of Meeting received by all Directors, the 513th meeting was held on January 11, 2021 Via Zoom.

The following Board Members were in attendance:

N. Albert	A. Dimitropoulos	K. Moots	M. Pellegrini
B. Rosenbluth	G. Powder	S. Ballerini	J. Chung
B. Carlson	M. Petrillo	R. Trifan	Y. Gosser

The following Board Members were absent:

D. Lauria	G. Chokos	L. Charles
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Other persons in attendance:

John J. Roman, Jr.	1170 Apartment Corp. General Counsel
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G. Feehan	1170 Apartment Corp. General Manager
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N. Albert, President of the Board of Directors called the meeting to order at 7:00 P.M.

The Board Meeting Minutes of December 14, 2020 were approved as submitted.

3011 EDWIN AVENUE-PROGRESS

N. Albert spoke to the Board about the progress of 3011 Edwin Avenue. Lights are on and residents are finally coming home. He also advised the Board that this project was expect to be 3 years, but instead it was completed in 2 years.

FINANCE COMMITTEE

N. Albert updated the Board on the current situation with the refinancing. The closing could be delayed due to a Lien on the property by a subcontractor of Green Field Construction.

He also advised the Board the Corporation has one more apartment for sale.

TRAFFIC COMMITTEE

Nothing to report.

HOUSE COMMITTEE

N. Albert spoke to the Board in regards to the painting of the hallways. The plaster and painting should commence soon, this also includes the installation of solar panels.

GROUNDS COMMITTEE

Nothing to report.

PARKING COMMITTEE

Nothing to report.

SHAREHOLDER FORUM COMMITTEE

M. Pellegrini, K. Moots and N. Albert to host Zoom meeting for Shareholders in February.

PUBLIC RELATIONS COMMITTEE

G. Powder to begin working on the next newsletter.

N. Albert to compose a personal letter to the residents of 3011 Edwin Avenue.

ENGINEERING COMMITTEE

N. Albert thanked K. Moots and H. Gordon for working on proposals for charging stations.

SECURITY COMMITTEE

Nothing to report.

SIDEWALK COMMITTEE

R. Trifan informed the Board there are no visible issues at the moment. He is to inspect again in the Spring.

DOG COMMITTEE

B. Carlson informed the Board he had a Zoom meeting with S. Ballerini and G. Power in regards to Emotional Support Animals. More details to follow in regards to the policy and all the required information.

OLD BUSINESS

Nothing to report.

NEW BUSINESS

Nothing to report.

OPEN MEETING

The Board of Directors discussed the concerns brought forward by the attending shareholders.

January 11, 2021

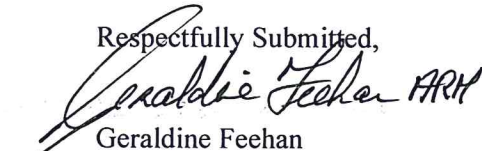
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ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 7:29 P.M.

Next scheduled Board meeting **Monday, February 8, 2021 at 7:00 P.M.**

Respectfully Submitted,



Geraldine Feehan
For The Board of Directors