MINUTES – MEETING OF THE BOARD OF DIRECTORS

Woodstock Terrace Co-op Monthly Meeting.
January 30th, 2024, 7:00 pm via Zoom

Call to Order:

Arona Testamark – President

Attendance:

Voting Members

Arona Testamark	President
Betty Peele	Vice President
Patricia Dais	Treasurer
Yvonne Bermudez	Member
Yvonne Robinson	Member

Voting Members Absent:

Marvin E. Caldwell,	Acting Secretary
Lorraine Swinton-Johnson	Member
Mercedes J. Ancrum	Member

Guests:
Madison Security

Mr. David Gates
Mr. Joseph Monahan

Prestige Management:

John Chen, Vice President
Sonia Fearon, Manager

Woodstock Maintenance:

Francisco Cartagena, Superintendent

Motion to start Meeting:

Motion to start by President Testamark at 7:15 pm, 2nd by Treasurer Dais

President Testamark opened the meeting explaining the absent of Sharmaine Moseley-Butcher, General Manager: she informed the board that Ms. Butcher's mother had passed away on the morning of Woodstock board meeting.
Mercedes Ancrum brother was not feeling well, so she was unable to attend the meeting.

Ms. Testamark turned the meeting over to our guest: Madison Security,
Mr. Gates explained to the board that the only issues they encountered were two of the security Guard were terminated because of misconduct.

Ms. Testamark interrupted him and asked him was all this information documented, she reminded him that during many board meetings Ms. Yvonne Robinson asked them to document all issues whether there were any for that month or not. Ms. Testamark asked him to document these issues and forward them to Woodstock office.

Mr. Gates said that he was documenting and creating the Security report tonight Tuesday January 30th and he will get it to Ms. Sonia Fearon, Manager when completed.

Ms. Testamark told Security that they can be excused and thank them for attending.

Ms. Testamark asked if all the board members read the Management and the Maintenance report. She asked if there were any questions about the management report. She asked each one. They all replied there were none. She then asked if there were any questions about the Maintenance report. She also asked each individual one.

- Ms. Yvonne Robinson asked about asked about the lighting on the ramp side of 920.
- Mr. Cartagena (Cisco) explained that the lighting was damaged due to water damage.
- Ms. Yvonne Robinson asked when the scaffolding would at 920 be removed.
- Mr. Chen explained that they got the approval to remove it during the week of February 5th.

Minutes were reviewed and accepted – Motion to accept by President Testamark, 2nd by Vice President Peele.

Mr. Testamark advised the board that the meeting time has been changed. She explained to the board that it is not constructive to hold a meeting every month since we just discuss the same issues every month. She checked with other developments and some of them hold meetings quarterly and some only when there is an issue to be discussed. HPD allow at least 4 meetings a year. So, we would have a meeting quarterly and if issues arise before the quarter, I will call a meeting.
Our next meeting will be held March 26th, 2024.

Suggestion boxes were checked. No issues

Motion to adjourn by Yvonne Robinson, 2nd by Mrs. Patricia Dais 7:50 pm
Meeting Adjourned.

MINUTES – MEETING OF THE BOARD OF DIRECTORS

Woodstock Terrace Co-op Monthly Meeting.
March 26th, 2024, 8:00 pm via Zoom

Call to Order:

Arona Testamark – President

Attendance:

Voting Members

Arona Testamark	President
Patricia Dais	Treasurer
Yvonne Bermudez	Member
Yvonne Robinson	Member
Mercedes J. Ancrum	Member

Voting Members Absent:

Marvin E. Caldwell,	Acting Secretary
Betty Peele	Vice President

Guests:

Madison Security	**No show**

Prestige Management:

John Chen, Vice President
Sonia Fearon, Manager
Sharmaine Butcher- General Manager

Woodstock Maintenance:

Francisco Cartagena, Superintendent

Motion to start Meeting:

Motion to start by Ms. Yvonne Robinson at 8:30 pm, 2nd by Treasurer Mrs. Patricia Dais

President Testamark opened the meeting with greeting to the board. She explained that there were not a lot of new changes. Ms. Testamark asked Mr. John Chen to present any updates that he may have to the board.

Mr. Chen updated the board with changes that were pending, such as the removal of the scaffolding that was finally removed from 920 building. He also said that he is waiting for other approvals for other work, such as the roof to be done.

Ms. Testamark turned the meeting over to Ms. Butcher. Ms. Butcher addressed the issues with the intercom system. Ms. Butcher said that the intercom system is outdated, and they are waiting for a contractor to give them solutions without interrupting the whole system.

Ms. Testamark asked Ms. Butcher to also give us an update on the laundry room door. Ms. Butcher advises that she is waiting on the contractor to get back to her to let her know when they can replace the new door and get keys for the shareholders.

Ms. Butcher explained we are still waiting for parts for the Parking gate in 890.
Ms. Butcher also addressed the elevator issue; she is waiting for feedback from the elevator company.

Ms. Butcher explained to the board that the office will not be giving out any housing applications anymore. HPD will be handling this process. HPD will be posting vacancies in the newspaper; people would have to check the newspaper for these applications and follow instructions. The application is handled through a lottery process. The process is being handled and monitored by HPD. This completed update for Management.

Ms. Testamark asked if anyone on the board have any questions or concerns.
Ms. Yvonne Bernardez, asked referring to the shareholder meeting, if there is any way we can educate the shareholder, in not contacting 311 if the water is off or cold since we have no control over the situation because we have to depend on NYCHA.

Ms. Butcher said that she would send out a memo again explaining to the shareholders not to contact 311 if the water is off or cold. To contact the management office for information. Because Woodstock must pay a penalty for every phone call to 311. And the situation still depends on NYCHA.

Ms. Testamark asked if there were any other questions.
Ms. Yvonne Robinson suggested when we received any grant if some can be used for updating the recycling areas in the back of 890 and 920. She states that it is too small, and the shareholders are leaving the recycled garbage piled up at the back door.

Ms. Robinson also stated that a shareholder told her days before the monthly meeting that the security on duty was sleeping or not on duty. Ms. Roberson advised the shareholder what she needed to do in situations like this. She should address the management office. She then suggested that we should have a meeting with the shareholders and advised them what to do.

Ms. Testamark advised her that the shareholders have been in this building for years and was told if you see something say something. This issue should not be brought up in a meeting days or weeks after the issue. Ms. Testamark told Ms. Roberson since you already advised the shareholders what to do, which was the right thing to do, there is no need for a shareholder meeting on this issue. Next Ms. Testamark told Ms. Robinson that if the shareholders have any concerns such as this, you told them the correct thing to do. They should address it with the management office. All shareholders have access to the management office. Ms. Testamark explained if a shareholder does not have time to address concerns about their safety management cannot address what they are not aware of.

Ms. Testamark said since there were no more questions, she asked if everyone had read the minutes.

Ms. Yvonne Bernardez pointed out that her name was misspelled in the minutes for January.

Minutes were reviewed and accepted – Motion to accept by President Testamark, 2nd by Mrs. Patricia Dais with the necessary correction. Change in Mrs. Bernardez name from Bermudez to Bernardez., in the minutes from January 2024.

Suggestion boxes were checked. No issues

Mr. Testamark advised the board that the next meeting is in May 28,2024

Suggestion boxes were checked. No issues

Motion to adjourn by Yvonne Robinson, 2nd by Mrs. Patricia Dais 8:40 pm
Meeting Adjourned.

MINUTES – MEETING OF THE BOARD OF DIRECTORS

Woodstock Terrace Co-op Monthly Meeting.
May 28th, 2024, 7:00 pm via Zoom

Call to Order:

Arona Testamark – President

Attendance:

Voting Members

Arona Testamark	President
Betty Peele	Vice President
Patricia Dais	Treasurer
Yvonne Bermudez	Member
Yvonne Robinson	Member
Mercedes J. Ancrum	Member

Voting Members Absent:

Marvin E. Caldwell,	Acting Secretary

Guests:
Madison Security
Mr. Joseph Monahan

Prestige Management:

Mr. John Chen, Vice President
Mrs. Sonia Fearon, Manager
Ms. Sharmain Butcher

Woodstock Maintenance:

Mr. Francisco Cartagena, Superintendent

Motion to start Meeting:

Motion to start by President Testamark at 7:15 pm, 2nd by Treasurer Dais
The role call was done by the President.

Ms. Testamark turned the meeting over to our guest: Madison Security,
Mr. Joseph Monahan talked to the board about issues they encountered to lead them to terminate 2 of the security Guards. It was reported to them that an individual was sleeping by the mailbox, and another was sitting on the stairs. A shareholder contacted Cisco who came and had to call EMS for the one who was sitting on the stair sitting. All this took place while the security was on guard.

Ms. Betty Peele stated that she saw one of the securities that Mr. Monahan stated that he terminated that same week back on duty.
Mr. Monahan stated that he does not believe that and aske Ms. Bettey Peele to provide him with the exact date she was referring to.

Ms. Testamark thanked Mr. Monahan for coming and told him that Ms. Peele would get back to him with the information.

Ms. Testamark said to the board that everyone received the package for the meeting and should have taken the time to review it.
Ms. Testamark asked if all the board members read the Management and the Maintenance report. She asked if there were any questions about the management report. She asked each one. They all replied there were none. She then asked if there were any questions about the Maintenance report.

Ms. Testamark then turned the Meeting over to Mr. John Chen to go over Woodstock Terrace Financial Report.

Mr. Chen explained that we still owed some of our vendors, and Security is one of our largest depts and we still owe Madison $187,000.
Mr. Chen stated that we are having a difficult time finding insurance, he stated that most insurance companies are charging over $400,000. And the property cost about 1 million. Mr. Chen stated that he spoken to HDC and HPD. He stated that there are 203 Insurance companies in New York.

Mrs. Patricia Dais asked Mr Chen if we can't use the interest from our monies held up by HPD. He stated it does not work like that, because HPD controls the funds.

Ms. Yvonne Robinson asked if HPD is aware of this insurance issue and what they are doing to help. Mr. Chen stated that he spoke with HPD and the insurance issue is all over. He stated that he has a meeting with HPD and he will ask again.

Mr. Chen stated that he is also working on getting funds for capital improvement to fix something that needs to be fixed in Woodstock. He stated HPD approved the work to fix the roof in both buildings. Mr. Chen stated that was all he had for now.

Ms Testamark asked each individual one if they read the minutes and found any issues or missing information that was not added.

Minutes were reviewed and accepted by the board.

Ms. Testamark asked Ms. Butcher if there is anything that she would like to share with the board.

Ms. Butcher explained that HPD ask to do inspections of the Units. She stated that they will be only looking for violation.
She also spoke about the Parking lot gate in 890 that is permanently broken and that we would have to go back to manual pulling of the gate. Ms. Butcher stated that is all she has.

Suggestion boxes were checked. No issues

Motion to adjourn by Ms. Better Peele and second by Ms. Mercedes J. Ancrum 7:50 pm
Meeting Adjourned.

MINUTES – MEETING -Woodstock Board of Directors

Woodstock Terrace Co-op Monthly Meeting.
September 24th, 2024, 8:16 00 pm via Zoom

Call to Order:

Arona Testamark – President

Attendance:

Voting Members

Arona Testamark	President
Betty Peele	Vice President
Patricia Dais	Treasurer
Yvonne Robinson	Member
Mercedes J. Ancrum	Member

Voting Members Absent:

Yvonne Bermudez	Member

Prestige Management:

Mr. John Chen, Vice President
Mrs. Sonia Fearon, Manager
Ms. Sharmain Butcher General Manager

Woodstock Maintenance:

Mr. Francisco Cartagena, Superintendent

Motion to start Meeting:

Motion to start by President Testamark at 8:17 pm, 2nd by Treasurer Dais

The Meeting was opened by the President who took the attendance. Ms. Testamark told the board that we did not have to go over the maintenance and management report again since we did it in the Shareholders meeting.

Ms. Testamark turned the meeting over to Mr. Chen so he can update the board with the finance.

Mr. Chen explained to the board why our finance is the way it is, especially what happened with security, and other vendors that we are owing.

Mr. Chen told the board that our insurance went up drastically because all insurance companies are raising their premium. With the Security company their cost for being on site is the second highest after the insurance, them we have elevator company who is raising their fees. Most of all we have shareholders who are in legal because they are not paying their maintenance. Then we have a quite number of law suite for shareholders and people who fell in front of the building.

Until we can pay security and some of our vendors we must do without security services. Security company stated that until they are fully paid, they will not service us.

Ms. Testamark asked any of the board members if they have any questions.

1. Ms. Yvonne Robinson asked Mr. Chen if there is anything he can do concerning security because she doesn't feel safe.
2. Mr. Chen replied for the time being we can not have security because we cannot afford them.
3. Ms. Robinson asked if we can't look for another security
4. Mr. Chen said we can not afford to pay two security service; we are paying Madison and until we finished paying it will not work
5. Ms. Testamark said to the board, the shareholders must be vigilant, and close the door behind them when they come in. if we do not have the funds to pay, how are we going to afford extra security companies.
6. Ms. Robinson asked if there is anything else we can do as a board. she asked if we could put intercom on the outer doors.
7. Ms. Testamark said to Ms. Robinson that what she is suggesting cost a lot of money and Ms. Testamark asked Ms. Robinson if she just did not understand what our finance look like.
8. Ms. Robinson stated because of security, all the good people are going to move out.
9. Ms. Testamark said to Ms. Robinson maybe we can do Tenant Patrol. Ms. Robinson said that she is not doing that.
10. Ms. Testamark said Well I guess you're not looking for solutions.
11. Ms. Robinson said why we can't lock the outer door like we use to.
12. Ms. Butcher explained that the fire department said it is a fire hazard and if the fire department of ambulance come, they cannot get in and they would have to break the door.
13. Ms Betty Peele said why we can't have security like twice a week, on Mondays and Fridays
14. Mrs. Patricia Dais said that does not make sense. What happened to the other days when the building is still busy. The security guards are getting younger and younger and sit with their phones in their hands with the doors opened. They do not stop anyone from entering behind someone with a key.
15. Ms. Peele agreed.
16. Ms. Testamark asked if there is anything else from anyone.
17. Mr. Chen said that he is going to speak to some of his electrician to see if putting an intercom on the outside door is doable or not costly. He told them the this is a lot of money and work. But just to see
18. Mrs. Dais asked if all the buildings they manage have security.
19. Mr. Chen replied no, he said only one building have security.