

MINUTES OF THE RIVER PLACE NORTH
HOUSING CORPORATION BOARD MEETING
October 15, 2024

I. CALL TO ORDER: Ms.Saghafi began the meeting at 2:09pm.

Directors Present:

Ms. Kelly Saghafi, President
Ms. Rudaina Mitman, Vice President
Mr. Olivier Lombard, OA Representative
Ms. Valeria Voelkl, Secretary
Mr. Hugo Silva, Director
Mr. Samir Hamdan, Director

Management:

Mr. TJ Adams, General Manager
Mr. Kevin Kernan, RPN Counsel

Residents:

Ms. Lee Negroni

II. APPROVAL OF MINUTES:

MOTION: Mr. Olivier moved, Ms. Mitman seconded, to approve the minutes of September 24,2024 as amended. The motion passed (5-0-0).

III. RESIDENT PARTICIPATION:

- Lee Silva (unit 818)- sold unit 247. Received a resale package signed by the secretary; no dates, no blanks filled in, & no attachments. Ms. Negroni requested her \$500 returned. The Financial Report was also incorrect. The board will return the \$500 at the soonest convenience. The board will vote on this request, but since the request was made by Mr. Silva's wife, Mr. Silva will be required to abstain.

IV. OLD BUSINESS:

MOTION: Mr. Hugo, moved, Mr. Lombard seconded, to approve for Minutes to stop recording & leave the room during the finance report. (5-0-0)

Minutes returns at 3:40pm

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RPN Board President Eligibility: Mr. Kevin Kernan discussed eligibility of the president on the board & shares distribution. It was determined that Ms. Saghafi is eligible to serve on the board of directors.

RPN Outstanding RPOA Balance: Mr. TJ OA confirms there is an outstanding balance, but after a thorough check there is no balance. The OA made a mistake & agreed going forward proper communications.

Unauthorized Move INs/Outs: Mr. TJ discusses unauthorized elevator use (average 1-3 a month). \$250 fee is the amount proposed if the freight elevator isn't properly reserved.

Potential Board Members: Mr. TJ discusses 2 new potential board members. Dr. Norman Randolph (Hugo recommended), Christina Bordeaux, & Robert Eldred are the main candidates. TJ suggests pushing introductions back to November, then the board votes who they want to select.

Finance Report: Ms. Mohepath discusses upcoming & past finances. Mr. Lombard talked about end-of-the-year spending and the probability of exceeding budgetary targets, and the budget was squeezed by the previous board. Sarah reports income \$243,344, budgeted \$233,231 resulting in more income for the month of September. 1.2 million incomes budgeted 1.2 million resulting in \$56,000 more income over May-September 2024. Overall, the whole year spending is \$117,00 over budget. Mr. Lombard discussed current spending.

MOTION: Mr. Hugo, moved, Mr. Lombard seconded, to approve for Minutes to stop recording & leave the room during the finance report.

Minutes returns at 3:40pm

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Website Refresh: Ms. Rudina discusses going more in-depth next week. Services providers submitted proposals, and the board will have a closing decision by the end of November- end of January. By 2025, February- end of June, the website should be ready.

Customer Satisfaction Survey: Mr. Silva suggests passing out paper copies & e-mailing to shareholders referring to the customer satisfaction survey update.

September Fire Alarms: Mr. Lombard suggests safety risk assessment use for every issue.

Trash Smell: Mr. Lombard & management will start deodorizing the room & work on automatic door closing.

V. REPORTS:

Kelly **Tabled** everything we didn't get to go over on the agenda to save time.

VI. ADJOURNMENT:

MOTION: Ms. Mitman moved, Mr. Hugo seconded, to adjourn the meeting at 4:06 p.m. The motion passed (5-0-0).

VII. ACTION ITEMS:

- A. Hugo proposes a Hybrid shareholder Meeting on the 3rd Tuesday of each month.
- B. Passing out paper copies & e-mailing to shareholders referring to the customer satisfaction survey update.
- C. Section 5 is renamed to Staff & Board. Question 8 moves under Community.
- D. Strike Hugo buying a laptop from the last meeting (09/24/24) minutes.
- E. Residents need to be sent a reminder about engaging in best practices during fire alarms.

FINAL

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Meeting officially ends at 4:10pm