

**HIGHLIGHTS OF MEETING OF PARK RESERVOIR BOARD OF  
DIRECTORS  
TUESDAY, SEPTEMBER 27, 2005**

**DIRECTORS PRESENT:**

SUSAN CRENSHAW, GERTRUDE FISHBEIN, MARIA GRIECO, DAVID HURDLE, JOHN KEARNS, ANDREW KIMERLING, ERWIN KRASNOW, HOWARD G. LEVENTHAL, HOWARD LEVINGER, RICHARD MANN, RAISA MONTALVO, ELIZABETH ROSENTHAL LLOYD SILVERMAN, ARIEL ZITRIN, STEVE ZITRIN

**ALSO PRESENT:**

WENDY COSGOVE, FINANCE MANAGER  
WILLIAM SCHWARZ, GENERAL MANAGER  
WINIFRED WALSH, ADMINISTRATIVE ASSISTANT

**INVITED GUESTS:**

ROBERT ANTONUCCI, ARCHITECT, ANTONUCCI AND ASSOCIATES  
JOSEPH SCARPATI, JEB REALTY ASSOCIATES, PARKING CONSULTANT

**Parking Facility Estimates:**

The Board authorized Manager Schwarz to get estimates for building a parking facility on the hill near Building 4. Manager Schwarz introduced Mr. Antonucci. He referred to the presentation he made to the Board last year. In his initial analysis, he presented three options—A, B, and C.

**Minutes:** The Minutes of the meeting of June 28, 2005 were approved, as corrected.

**Fuel Consumption:** Mr. Schwarz stated that the spot price of oil is back up to \$1.70 per gallon. The lowest price Mr. Schwarz could negotiate now will be \$1.66 per gallon if he were entering into an extended contract. We are presently paying \$1.17 per gallon, pursuant to a one year contract.

**Laundry Room Contract:** Mr. Schwarz advised that Amalgamated voted to replace Hi-Rise for having failed to abide by its contractual obligations. Negotiations are ongoing between Hi-Rise and Hercules. Hi-Rise failed to comply with the mandated installation of laundry room sprinklers, and we were given violations. Mr. Schwarz advised that Hi-Rise and Hercules are attempting to reach agreement on a buyout price, and then Hercules will assume the contract.

**Annual A/C Audit:** Mr. Schwarz stated that 15 unreported air conditioners were found, for which we have not been billing cooperators. We are in the process of resolving these discrepancies.

The annual fee for Zucker and Shernicoff, C.P. A., as our auditors, will be \$6,600 for the next fiscal year.

**Old Business:**

A motion was adopted to authorize the carrying charge increase request application as drafted by our attorneys. This will be submitted to the DHCR with our application request to increase the maintenance charges from \$134.72 to \$146.72 per room, per month, effective April 1, 2006. There will be a public hearing prior to any increase, the date of which will be determined by DHCR.

**New Business:**

Mrs. Crenshaw noted that there are many undesirable animals (skunks and racoons) near our buildings at night. A cooperorator has been feeding stray cats, which is attracting wild these wild animals. Mr. Schwarz stated that he has addressed this issue with the person who is feeding the cats.

Mr. Leventhal reported that the Herman Liebman Memorial Fund receives rental income of \$165,000 per year, for the lease of the Hillman Avenue property to the NYC Board of Education. The Herman Liebman Fund also sponsors educational and cultural events.

The Board adopted a motion to authorize the expenditure of up to \$6000 to repair the railroad ties behind Building 2.