

**MINUTES OF MEETING
BOARD OF DIRECTORS
1170 APARTMENT CORP.**

Pursuant to the Notice of Meeting received by all Directors, the 548th meeting was held on October 16, 2024.

The following Board Members were in attendance:

N. Albert	B. Rosenbluth	G. Nagarmat
M. Pellegrini	A. Dimitropoulos	S. Ballerini
R. Trifan	B. Carlson	E. Vergier

The following Board Members were absent:

Y. Gosser	K. Moots	M. Petrillo
G. Powder	G. Chokos	L. Charles

Other persons in attendance:

A. Nazario

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 September 9, 2024, were approved as submitted.

ADMISSIONS

All applications were processed through fast-track for the month of September.

TRAFFIC COMMITTEE

Nothing to report

HOUSE COMMITTEE

A. Dimitropoulos discussed with the Board of Directors about a recent incident with a Shareholder and not having homeowner's insurance with the Management Office.

After a long discussion, the Board of Directors has Amended the House Rules to impose a fine of \$500 as of December 1, 2024 to all Shareholder without the proper coverage of insurance.

GROUNDS COMMITTEE

The Board of Directors commented on the nice addition of the "little libraries" to Linwood Park.

PARKING COMMITTEE

R. Trifan advised the Board of the benefit of having installed speed hump behind the parking lot of Linwood Drive.

He has also suggested we contact the town to have more speed humps installed by the bus stop to slow the traffic. The office is to contact the Fort Lee Police Department, traffic bureau in regards to the additional traffic signs.

SHAREHOLDER FORUM COMMITTEE

M. Pellegrini commented on the success of the Las Blast of Summer. The many vendors, town officials, and the robotics displayed were a great addition in making this event successful.

The clock ceremony was a very nice event to honor Ruth Andresen for the donation.

PUBLIC RELATIONS COMMITTEE

Nothing to report.

SECURITY COMMITTEE

A. Dimitropoulos informed the Board that over the weekend, several individuals were inside a garage with the door open behind 3040 Edwin Avenue. He suggested the office to send letters to Shareholders to have garage door closed at all times.

SIDEWALK COMMITTEE

R. Trifan informed the Board no recent meeting to inspect the sidewalk has been scheduled.

DOG COMMITTEE

Nothing to report.

OLD BUSINESS

Nothing to report.

NEW BUSINESS

N. Albert discussed with the Board the upcoming State-mandated law regarding the Structural and Reserve Capital Study. As a result, we must complete this study by January 2025. This study is in direct response to a building collapsing in Florida.

The evaluation and inspection process will assess the need for any potential assessments in 2025.

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 7:59 P.M.

The next scheduled Board meeting is on Monday, November 11, 2024 at 7:00 P.M.

Respectfully Submitted,

Angelica Nazario

For The Board of Directors