

**Minutes of the
September 26, 2008
Special Meeting of the Board of Managers
260 West Broadway Condominium**

Attending Board Members

Michael Block (MB)
Maria Donovan (MD)
John LeBlanc (JLB)
Dat Chi Luong (DCL)
Umbreen Sheikh (US)

Absent Board Members

Keith Abell
Jonathan Rose
Richard Steinberg
Paul Yeager

1. Letter from Messrs. Abell, Getz and Saunders

- a. Receipt of Letter. US provided notice that the board had received a threatening letter (the "AGS letter") from Messrs. Abell, Getz and Saunders.
- b. Initial Reply. A letter will be sent to Messrs Abell, Getz and Saunders acknowledging the receipt of the AGS letter and informing them that a detailed reply will be forthcoming once the legal options of the Board and the Condominium have fully been explored, including potential counterclaims.
- c. Retainer of counsel. Legal counsel has been retained to advise the Board and the interests of Unit Owners.
- d. Special Committee. MB, JLB and MD were appointed to form a special committee to deal with the AGS letter and related issues.
- e. Insurance notification. The Condominium's insurance carriers will be notified of the AGS letter.

2. Building violations

- a. Occupancy Violation. The building was cited for a violation due to certain unit owners using commercial space as residential space.
- b. Boiler violations. Boiler violations outstanding since 1999 still have to be cleared. Jaffa Associates has been retained to resolve these and they are due to be resolved in two to three weeks.
- c. Signage. US reported that signage violations have been resolved
- d. Absence of other violations. No other significant violations are know to the Board or Orsid other than those mentioned above

3. Lobby and Renovations

- a. Acheson Doyle. Payment has been made to Acheson Doyle to settle payments outstanding since the previous board's term.
- b. Resumption of works. Lobby and renovations works will resume now that sufficient monies have been accumulated through the special assessment. A schedule of detailed projected expenses will be sent to JLB to ensure that expenditures are not incurred without having the means to pay for them.
- c. Insurance. An increase in insurance coverage was discussed. Orsid, which provided some examples where higher coverage might be advisable, was asked to present detailed recommendations on coverage amounts and associated premiums, where there may be possible savings.

4. Roof Use

- a. Private Use. Use of the roof for private events are permissible, subject to the signing of an indemnity in favor of the Condominium and compliance with rules of use for the roof.

5. Paul Yeager

- a. Condolences and Acknowledgement. The Board noted with sorrow the recent passing of Paul Yeager. The Board recognized the many years of service that Paul dedicated to the Condominium. The Board extends its heartfelt condolences to Paul's family.

With no other business, the meeting was adjourned.