

October 4, 2005

Re: MINUTES OF SHAREHOLDER INFORMATIONAL MEETING

Date & Time: October 4, 2005 beginning at 6:30 pm (12th floor residents only) & 7:30 pm (for all shareholders)

Location: 790 Riverside Drive - Apt. 1E, New York, NY

Present: Vivian Ducat, president; Lawrence Chabra, vice-president; Bruce Dennis, secretary; Donald Skupinsky, Orsid Management; Mike Devino, Midtown Preservation.

Roof and Local Law 11 Work:

Mike Devino of Midtown Preservation advised that the parapet work on alcoves #2 and #3 should be completed in approximately one week. It is anticipated that parapet work on alcove #1 and #4 should be completed by the end of November. Shoring will begin being removed from 12th floor apartments that face alcoves #2 and #3, in the next week. We intend to install a waterproof membrane on the roof prior to the onset of winter weather, to protect against leaks throughout the winter. This will be the first phase of the roof replacement. B&A will continue to work into the winter as long as weather permits. After parapet work is completed, B&A will begin to do scaffold drops to pursuant to the Local Law 11 facade work. We anticipate that this work will start in the spring. The sidewalk shed (blue scaffolding) must remain until all work has been completed. Its purpose is to ensure your physical safety during construction. A schedule will be posted and updated in the lobby to inform residents about the on-going roof, parapet and facade work.

Other Issues

The Board is in process of obtaining the proper daylight-spectrum fluorescent bulbs. Once the order is in, the remaining hallway fixtures will be installed, except on the 12th floor.

Midtown Preservation is in the process of designing an HVAC (heating/ventilation) System for the doorman/vestibule area, which will be installed in time for winter.

The Board is in the process of obtaining new hallway signage and letters for apartment doors. We will be installing a key-card building entry system. The Board will determine how many key cards will be distributed per apartment, and the method by which additional cards may be obtained. These cards will only be used for entry into the building. Later on this system may be extend to the laundry room, storage areas and bike room.

All hallway floors are being scrubbed, sealed and polished. This process has already begun on the lower floors. The building has begun enforcing the local fire code, which mandates that personal items (doormats, chair, strollers, bicycles, plants) CANNOT be kept in the hallway. The process used to improve the marble floors in the lobby cannot be performed on the lobby walls because those walls are extremely porous and damaged from years of improper care. They can only be maintained with soap and water as they are being treated currently.

The Board is investigating hiring an additional porter.

The Board hired VDA LLC, elevator engineers, which inspected our passenger elevators and issued a report recommending total replacement of our 2 passenger elevators. Orsid will be conducting competitive bidding for the job. We anticipate that this work will start after the New Year.

Lastly, while we did not talk about this at the meeting, the Board urges all residents to sign up and register for the building's new web site. All notices, meeting minutes, contact information, building policies, etc. are archived on the site for your benefit. If you have any questions regarding these or any other matters please contact us. Our email addresses are listed on the new web site. You can also click on the links to email us directly from the site to email the board from the website click [here](#) to email the managing agent from the website click [here](#).

Sincerely,

The Coop Board of 790 RSD