

topic	item
date and time	Tuesday 11 Feb 2008 8:00 pm
participants	6 shareholders, plus Marty Birkenthal, Larry Chabra, Vivian Ducat, Bill Way
J-51 filing	Have we missed filing? Ans: no - everything is with the J-51 attorney; Larry, Bill, Piruz, and Don met with him in January to make sure
J-51 filing	Are we subject to a penalty due to not pre-certifying? Ans: we would have saved about \$10k had we been able to outline the J-51 filing before beginning work in 2004. However, the chance of knowing the scope of the work to be submitted back then was nil, as we certainly didn't know about the gas line or elevator projects, and could not have forecast the cost of the local law 11 construction sufficiently close to meet requirements. Also, our J-51 attorney has advised us that most clients decline to pre-certify, as the resultant changes in tax assessments often cost the building more than it saves with the pre-certification.
electricity cost	A shareholder explained sub-metering and the NYSEDA program in detail. This does not look like a good option for us right now, but we should look at it again later on to see if there are more buildings that actually achieve savings.
electricity providers	A shareholder brought up a notice he received from ConEd that he would have to select a new electricity provider at some time in the future. Post-meeting note: no customers will be required to select a new electricity provider, and all current ConEd customers may choose a new provider if they want to. For details go to www.coned.com and click on customer central for details.
heat	spoke of heating legal reqs
electricity cost	A shareholder suggested we bring in contractors to get quotes on submetering and NYSEDA
Roof Development Committee	Larry reported on the roof committee's initial meeting and next planned steps.
Roof Development	A shareholder led a discussion on concerns about the roof development
Community/children's room	What is the status? Ans: we are getting costs for converting the old super's office. Once we have them in hand, we will decide if that is the best use for the space and will keep shareholders informed.
Commercial office space	Another option for the old super's office is to divide it into two spaces we could rent out as commercial space - we are getting costs for that as well. Post-meeting note: a third option is to use half the space for the community/children's room, and half for commercial rental space.
Next meeting	The next informal shareholders meeting will be Tuesday, March 11th, at 8:00 pm in apt. 5C