

Agenda
Rookwood Gardens Coop Board Meeting
May 2, 2016
Lisa, David W., Emily, Thom, Jim, Nancy, Bill, Alice
Guests: The Drews

1. Minutes review
2. Reports
 - a. Project consultant's report (David Walker)
 - b. Treasurer's report (David Walker)
 - c. Cagan Report (Alice Hancko)
 - d. AJ Building & Grounds report (Bill Kalinowski)
3. Most pressing issues (if not addressed by reports)
 - a. Board Issues
 - i. Keep on the radar: Board succession planning
 - b. Stairs
 - c. Asbestos abatement follow-up
 - d. Pearl bid
 - e. Thom's tables
 - f. Elderly resident issues (no names)
 - i. Apartment access
 - ii. Abusive treatment of staff, other residents
 - g. Laundry contract update/pipes/laundry room updates
 - h. Door repairs; security/keys
 - i. Signs; mailbox/doorbell labels: complete?
 - j. Others?
4. General building maintenance issues
 - a. Roof
 - b. Painting
 - i. J2 apartment peeling paint: status? Locker—to be painted
 - ii. Repainting of east 724 lobby wall (green part)
 - iii. Laundry room
 - iv. 734 hall
 - c. Garages
 - i. #8—key/lock problem: solution being sought
 - ii. #14—door installed
 - d. 734 cabinet
 - e. Grounds care
 - i. Spraying of trees
 - f. Gutters
 - g. Others?
5. Large capital improvement issues
 - a. Windows/Masonry/Scaffolding

- b. Stacks Cleaning
- c. Boiler/Heating system
- 6. Other items
 - a. General administrative issues
 - i. Updating of the three main documents (proprietary lease, bylaws, house rules)
 - ii. Rookwood's management needs: Cagan, Walker, AJB&G, and others
 - iii. Status of apartments F1, A1, O1, H2, and sales, generally
- 7. Policy Discussions (optional)
 - i. Garage Lease and Procedure Formalization
 - ii. Heat
 - iii. Modernization efforts
 - 1. What Is a Coop/Realtors/Banks: PR & Education
 - 2. Ways to Showcase Building: Evanston Garden Tour Weekend
 - 3. Solidify process for processing applications
 - 4. Rookwood manual, generally (for Board and for Building Management)
 - 5. Transition planning for Board, generally
 - iv. Assessment calculations
 - v. Others
- 8. Residents' Participation Time
- 9. Closed Session