

Island House Tenants Association, Inc.

PO Box 132, New York, NY 10044-0203

<http://islandhouse.us>

Date: February 28, 2006

From: IHTA Board

To: Members

Via: Door Drop, Web Posting

Dorothy Davis, Chair

Graham Cannon, Vice Chair

Renato Folla, Vice Chair

Frank Farance, Secretary

Geoffrey Kerr, Treasurer

Paul Doganges, Director

Lee Edelman, Director

Owen Johnston, Director

Mark Tannen, Director

ENGINEERING AND MAINTENANCE REORGANIZED AS SEPARATE COMMITTEES; SEEKING NEW CHAIR FOR MAINTENANCE COMMITTEE

The Board of IHTA decided at our meeting last Wednesday to submit a request for quote of a revised scope of work to Rand Engineering that represents the Engineering and Maintenance Committee's determination that we need, essentially, an AG report and a building condition survey to properly assess the "as is" condition of our building. As you know, the initial Rand proposal for an AG report and asbestos test came to approximately \$40,000. The ballpark figure given to us by Rand for the AG report and the additional standard building condition survey that includes the additional requests of the Committee is \$85,000. We will know the exact price when we receive their quotation next week.

Given the significant cost and our time constraints, we decided that we would start with the AG report to get the process going; and then have the tenancy take a vote on whether they want the standard building condition survey and report. In any case, please continue contributing to the IHTA so that we can pay for the initial AG report.

We also decided that since the engineering report is a self-contained project, we should separate it from the Maintenance Committee. After much discussion, the Board voted to separate the two committees and have Frank Farance serve as the Chair of the Engineering Committee and oversee the progress of the Rand engineering report. If you would like to join the Engineering Committee, please contact Frank through the committee at ihta-engineering@islandhouse.us.

We asked Mark Tannen to continue as the Chair of the Maintenance Committee. Unfortunately, he declined. Therefore, we are looking for a chair of the Maintenance Committee. Please provide us with your suggestions by contacting the IHTA Board at ihta-board@islandhouse.us. We want to thank Mark Tannen for guiding the Engineering and Maintenance Committee and his advice on the Engineering Report.

We now need to hear from the larger tenancy as to whether you support these recommendations for the additional report concerning the "standard building condition survey". We still need participation from the tenancy in both committees. As stated above the Engineering Committee will focus on the Rand report. The Maintenance Committee will be concerned with ongoing maintenance and the development of a detailed questionnaire to discover maintenance issues (both for the Rand report and for ongoing maintenance). We need to have this kind of information to determine the patterns of deficiencies in the apartments and kinds of repairs that are needed. This is essential to the progress of the report and the negotiations.

In addition, the Board has decided to have the following separate Board Committees and Task Force:

- **Communications Committee:** Graham Cannon and Owen Johnston, Co-Chairs
- **Fundraising Committee:** Paul Doganges, Geoff Kerr and Owen Johnston, Co-Chairs
- **Tenant Education Committee:** Graham Cannon, Chair
- **Floor Captains Task Force:** Renato Folla, Chair

We encourage you to sign up for any of these committees!

Sincerely,
IHTA Board