

Date: March 15, 2006

Time: 7:30PM / 10:00PM

1. Call to Order

The meeting was called to order at approximately 19:45.

2. Roll Call

Dorothy Davis, Chair
Graham Cannon, Vice Chair
Geoffrey Kerr, Treasurer
Paul Doganges, Director
Lee Edelman, Director
Owen Johnston, Director
Mark Tannen, Director

Note: Frank Farance attempted to dial in via telephone but the teleconference was impractical for this meeting.

3. Adoption of Agenda

Motion made by Dorothy Davis, seconded by Owen Johnston: "Adopt the agenda with the changes: remove "Reaching out to politicians" because the Board is not prepared to participate in that discussion".

Vote: 7 Yes, 0 No, 0 Abstain, 2 Not Present

4. Approval of Minutes

Postponed until Frank Farance returns and can answer questions from tenants regarding minutes of Feb. 18, 2006 & Feb. 22, 2006.

5. Chair's Remarks

The Chair, Dorothy Davis, reported:

- Since the last Board meeting, the Board has been in contact with ESDC. ESDC is willing to meet with IHTA. We are awaiting a response from them as to when and where. They are aware of our time constraints and should be in touch soon. We will discuss RIOC later in the agenda.
- For the record, the IHTA Board of Directors sent two letters to Jennifer Jones of RY Management and ELBforensic informing them of changes in the structure of the Maintenance and Engineering Committees. These letters were also to inform the above parties that neither the IHTA Board or tenants of Island House can be held responsible for any costs incurred by tenants acting on their own without the knowledge and or consent of the IHTA Board of Directors.
- The Board has also reached out to Assemblyman Pete Grannis and will be meeting with him on Friday, March 24. We also have meetings pending with DHCR, RIOC and as previously mentioned ESDC. The Board will report back to the tenancy at a future meeting.

6. Treasurer's Report

The Treasurer, Geoffrey Kerr, gave a report:

- Financial statements will be prepared for the IHTA on a monthly basis. The current Financial Statement is available at any IHTA Board or Members Meeting and on the web site.
- We currently have \$13,500+ in our account of which \$12,000 has been dispensed to RAND Engineering for the initial payment to begin phase 1 of the building survey. We will need an additional \$8000 in 4-5 weeks for the next installment. The process of sending out Promissory Notes for donations given to date has begun. We are planning to setup tables in the lobby on Friday, March 17, in the evening and Saturday, March 18, all day. We will be available to answer questions, hand out promissory notes for donations to date and receive donations for the month of March. Paul Doganges was asked to join Geof Kerr in this effort. IHTA will need to request a change with the Attorney General (1) to change reporting schedule to a calendar basis, and (2) to request the per-resident limit on contributions to be increased \$1000 per apartment. If the request are approved, we have about \$3000 to go to reach the \$60,000 limit.

7. Secretary's Report

Tabled until next meeting.

8. Engineering Proposal

Frank Farance and Dorothy Davis received the revised quotation from RAND for Phases I and II on Thursday evening, March 9th from our Attorney. After initially reviewing the document, Frank negotiated changes in the payment agreement with Rand before sending it to the entire Board for review on Friday. On Saturday, March 10th, the Board formally approved phase 1 of the Building survey for \$45,000. Vote: Yes: 7 No: 1.

Jamey from RAND will be onsite this Friday for a walk through of the building. We will be sending a flyer describing phase 2 to the tenancy in order to get their response as to whether we should move forward with it or not.

Mark Tannen informed the Board that ESDC has all relevant blueprints for the building.

9. RIOC

We believe that there is currently a political stalemate with regard to the ground lease. We have decided to develop a ground lease amendment to present to RIOC. We will also be talking with ESDC to see where they stand with regard to RIOC.

10. Public Session

11. Floor Captains Task Force

Renato Folla not present. Tabled until next meeting.

12. Committees

Draft Minutes of March 15, 2006 Board Meeting

- Communications: No report
- Fundraising: No report

13. Future meeting schedule

Board Meetings (7:30PM)

- March 22
- March 29
- April 12
- April 19

Members Meetings (8:00PM)

- April 5
- April 26

14. Adjourn

The meeting was adjourned at approximately 21:10.