

Final Approved GHI Board of Directors
Open Meeting
(Virtual Zoom)
November 18, 2021

Board Members Present: Erin Bilyeu, Stefan Brodd, Zoe Carter-Woodbridge, Chuck Hess (8:15pm), Ed James, Denna Lambert, Jason Luly, Debbie McKinley and Heather Mortimer

Excused Absence:

Others in Attendance:

Eldon Ralph, General Manager

Joe Perry, Director of Finance

Stuart Caplan, Director of Technical Services

Maesha McNeill, Human Resources Manager

Deanna Washington, Director of Member Services

Greg Eck, Accounting Manager

David Benack, Audit Committee

Sam Lee, Audit Committee

Dale Wilding, Audit Committee

Michelle Kretsch

Tim Murray

Mara Hemminger

Tom Adams

Geraldine Adams

Mark Docken

Lois Docken

David MacArthur

Margaret MacArthur

Becky Putens

Susan Walker

Craig Carandang

Tatianna Carandang

Amy Odegaard

Robert Stewart

Stephen Holland

Folami Ford

Paul Kapfer

Molly Lester

Francis DeBernardo

Joe Ralbovsky

Joe Robbins

Susan Harris

Ben Fischler

Henry Haslinger

Melissa Mackay
 Bill Jones
 Steve Skolnik
 Neil Williamson
 Tamara James, Recording Secretary

President Brodd called the meeting to order at 7:55 pm.

1. Approval of Agenda

Motion: To approve the agenda as presented.

Moved: McKinley

Seconded: Carter-Woodbridge

Carried: 8-0

2. Statement of Closed Meetings

2a. Statement of Closed Meeting Held on November 4, 2021

GHI's Board of Directors held a closed meeting at 7:00 PM on November 4, 2021, via internet audio/video conference to discuss the following matters, as specified in the noted sub-paragraph of the Maryland Cooperative Housing Corporation Act § 5-6B-19 (e) (1):

1. Approve Minutes of the Closed Meeting held on October 7, 2021	(vii)
2. Consider Approval of the Following Contracts: – Contract for 5-year Lease of a Copier for the Management Office – 2 nd reading – Contract for Underground Storm Drain Repairs at 9 Court Ridge Rd – 2 nd reading – Contract for Repairs to 69-K Ridge Rd – 1 st reading – Contract for Repairs to 60-H Crescent Rd – 1 st reading – Contract for Repairs to 4-H Ridge Rd – 1 st reading	(vi)
3. Request to Allow the Buyer of a GHI Unit to Assume Responsibility for Pre-sale Repairs and Reside in the Unit Prior to Settlement	(iv)
4. Member Financial Matters	(viii)
5. Member Complaint Matter	(iv)

During the meeting, the Board approved the following contracts for second and final readings:

1. A 60-month lease agreement with Capitol Document Solutions (Rockville) to provide a Konica Minolta bizHub C650i color copier for the management office, upon the expiration of the current lease with DCA Imaging Systems, based on the following charges:

- a. A lease charge of \$348.00 per month plus taxes.
 - b. The monthly lease amount above includes up to 7,000 black & white copies each month. There will be a service charge of \$.0065 per copy for every copy over this limit.
 - c. The monthly lease amount above includes up to 1,350 color copies each month. There will be a service charge of \$.039 per copy for every copy over this limit.
2. A contract with Humphrey & Sons Inc. to perform the emergency stormwater main repair work at 9 Court Ridge Road at its bid of \$10,800 plus 10% for contingencies, for a total contract amount not to exceed \$11,880.

The motion to close the meeting was approved during the open meeting of October 21, 2021, by Directors Bilyeu, Brodd, Carter-Woodbridge, Hess, James, Luly, McKinley and Mortimer.

2b. Statement of Closed Meeting Held on November 18, 2021

GHI's Board of Directors held a closed meeting at 7:00 PM on November 18, 2021, via internet audio/video conference to discuss the following matters, as specified in the noted sub-paragraph of the Maryland Cooperative Housing Corporation Act § 5-6B-19 (e) (1):

1. Approve Minutes of the Closed Meeting held on October 21, 2021	(vii)
2. Consider Approval of the Following Contracts: <ul style="list-style-type: none"> – Contract for Repairs to 69-K Ridge Rd – 2nd reading – Contract for Repairs to 4-H Ridge Rd – 2nd reading – Contract for Repairs to 60-H Crescent Rd – 2nd reading 	(vi)
3. Request by a Non-Member to Temporarily Reside in a Deceased Member's Unit	(iv)
4. Request by a Member to Assign Their Unit to GHI	(iv)
5. Member Complaint Matters	(iv)
6. Member Financial Matters	(viii)

During the meeting, the Board approved the following contracts for second and final readings:

1. A contract with WJS Painting Inc. to repair 69-K Ridge Rd at the contractor's bid of \$16,500 plus 10% for contingencies, for a total not to exceed \$ 18,150.
2. A contract with WJS Painting Inc. to repair 4-H Ridge Rd at the contractor's bid of \$10,200 plus 10% for contingencies, for a total not to exceed \$11,220.
3. A contract with Q&A Homes Improvement to repair 60-H Crescent Rd at the contractor's bid of \$17,225 plus 10% for contingencies, for a total not to exceed \$ 18,947.

The motion to close the meeting was approved during the open meeting of November 4, 2021, by Directors Bilyeu, Brodd, Carter-Woodbridge, Hess, James, Lambert, Luly, McKinley and Mortimer.

3. Visitors and Members (Comment Period)

Joe Ralbovsky expressed his appreciation for the greenery in GHI.

4. Approval of Membership Applications

Motion: I move that the Board of Directors approve the following persons into the cooperative and membership be afforded them at the time of settlement.

- Robert Stewart, Satcha B. Robinson, Tenants by the Entirety, 6-N Hillside Road;
- Amelia F. Von Gohren, Sole Owner, 8-K Laurel Hill Road;
- Folami M. Ford, Sole Owner, 18-U Ridge Road;
- Joshua S. Carter, Sole Owner, 50-D Ridge Road

Moved: James

Seconded: Mortimer

Carried: 8-0

5. Committee Reports

The Buildings Committee and the Stormwater Management Subcommittee provided brief update reports.

6. For Action or Discussion

6a. Approve Minutes of the Open Meeting Held on October 21, 2021

Motion: I move that the Board of Directors approve the minutes of the Open Meeting held on October 21, 2021 as presented.

Moved: James

Seconded: Bilyeu

Carried: 8-0

6b. Review 2022 GHI Operating Budget - 2nd reading

The Board and Finance Committee met on October 14, 2021, to review the first draft of the 2022 GHI operating budget. On November 4, 2021, the Board adopted the budget for first

reading in the amount of \$13,841,840 with depreciation of members' homes in the amount of \$1,214,000.

Attachment #3 is The 2022 operating budget was presented for a second and final reading.

Motion: I move that the Board of Directors adopt the 2022 operating budget for Greenbelt Homes Inc., for second and final reading in the amount of \$ 13,755,820 with depreciation of members' homes in the amount of \$ 1,214,000. Further, I move that the Board of Directors authorize expenditures of the approved GHI operating budget for fiscal year 2022 in accordance with the GHI Bylaws; Article VIII, Section 11 - Expenditure of Funds and Contracts, paragraphs a and b.

Moved: Luly

Seconded: Carter-Woodbridge

Carried: 8-0

6c. Update from the Old Greenbelt Gardening Boosters re: Status of Recommendations in a 2017 Report Prepared by the Yard Solutions Task Force

On June 9, 2016, the Board established a 21st Century Garden City Solutions Task Force to survey members, and propose more appropriate solutions for screens, fences, sheds, plants, rainbarrels, patios etc. in members' yards. The mandate of the Task Force was:

- To help members enjoy their yards more and in new ways – for seating, play areas, pollinator gardens and other appropriate uses.
- To explore ways of becoming a greener community.
- To propose changes to GHI rules that provide for more options in screening and other yard improvements, which compliment our architecture while maintaining Greenbelt's historic openness.
- To ensure that GHI rules pertaining to members' yards are easy to understand and procedures for GHI approval, where necessary, are easy to follow.
- To compile examples of garden styles, features, and plants that work in GHI yards and provide other forms of guidance.

On July 7, 2017, the Board accepted the survey report that the Yard Solutions' Task Force submitted; Attachment #4a is an executive summary report of the membership survey and Attachment #4b is the task force's final report.

The Task Force completed its work in 2019 and several of its members formed the [Old Greenbelt Gardening Boosters](#), which also includes other persons residing in Old Greenbelt.

The Old Greenbelt Gardening Boosters provided a report (Attachment #4c) regarding the status of the recommendations in the Yard Solutions Task Force final report. The report from the Old Greenbelt Gardening Boosters also contains a summary of gardening help now available for GHI members and many pro-gardening suggestions.

Ms. Susan Harris, a GHI member and a representative of the Old Greenbelt Gardening Boosters presented the Old Greenbelt Gardening Boosters' report during the Board meeting.

6d. Permit Request to add a Second Story onto an Existing One-Story Gardenside Addition at 33-Q Ridge Road

On November 4, 2021, the Board deliberated the above-captioned item and did not take any action, hence, this item is on the agenda for further discussion and action.

On September 1, 2021, staff received a Type I permit request (Attachment #5a) from the member(s) at 33-Q Ridge Rd., who wishes to add a second story onto an existing one-story gardenside addition.

This request requires an exception to GHI Rule:

- **§X.C.2, Neighbor Consent**, “Additions require the consent of adjacent neighbors”. GHI Rule Section §X, defines adjacent neighbors as, “Units in the line of sight of an improvement, alteration or addition to a particular unit.”

and consideration of GHI Rules:

- **§X.F.3**, “The roof lines of an addition should be of the same type as the original structure or blend with the existing lines.”
- **§X.F.4**, “The exterior building materials shall match the main structure or adjacent additions or shall blend with the surroundings.”

During the Architectural Review Committee (ARC) meeting on October 4, 2021, the following points were discussed:

- a. The member at 33-Q Ridge Rd. proposes to add a second story to an existing one-story gardenside addition (shown in Attachment # 5b) that spans from yard line to yard line and extends 14' from the original structure.
- b. Staff identified 8 units that could be considered “adjacent neighbors”. These units are: 33 Court Ridge Rd. - Units N, P, R, S and 35 Court Ridge Rd. - Units D, E, F, G. Six of the eight adjacent neighbors signed a consent form assenting to the project as stated in the table below:

Unit	Signed Consent Form	Summary of Witten Comments
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33-N Ridge Rd.	No	
33-P Ridge Rd.	Yes	<ul style="list-style-type: none"> • Conditions: Maintain existing fence on gardenside. • Do not trim Oak tree at 33P without prior agreement. • Ensure minimum storage/disturbance on serviceside. • No noise/work on Sunday without notification.
33-R Ridge Rd.	Yes	<ul style="list-style-type: none"> • Assurance there will be no side windows on the east side of the addition. • Possible issues with rain overflow of the rain gutters onto our property and also due to rain spouts becoming clogged by tree debris will be the responsibility of and addressed by the approved addition plans and future GHI maintenance.
33-S Ridge Rd.	Yes	
35-D Ridge Rd.	Yes	
35-E Ridge Rd.	Yes	
35-F Ridge Rd.	No	Concerned about the vinyl siding on the exterior and cannot in good conscience extend consent due to our aesthetic values. If the Board/Architectural Committee decide that the composite/vinyl siding is a suitable choice for the addition, we will not actively oppose the construction.
35-G Ridge Rd.	Yes	

- c. The member at 33-N Ridge Rd. (photograph of the unit shown in Attachment # 5c) did not sign a consent form. This member stated that they oppose all second-floor additions because they block light, air, and views, and have a dramatic impact on the feel of GHI. Other visitors who attended the ARC meeting besides the adjacent neighbors, expressed similar opinions about two-story additions. In the end, this member stated that they will tentatively support the project, since they are not directly affected by the addition.
- d. The member at 33-P Ridge Rd. has given consent, on condition that the existing gardenside fence remains, and there be no construction activity on Sundays without prior notification.
- e. The neighbor at 33-R Ridge Rd., the adjoining unit to the east (photograph shown in Attachment #5d), has privacy concerns about the proposed windows on the side of the second-floor addition since their gardenside yard, and potentially the back of their home, could be viewed from the window on the second-story addition. They want to be supportive, but also need assurance that their concern is addressed.

The member at 33-R Ridge Rd. noted that the designer placed windows at each side of the addition to mimic the narrow side windows that often appear on the end units of masonry homes. The member at 33-Q Ridge Rd. agreed to install frosted glass in the two side windows. It was suggested that the member could install a casement window

instead, that opens towards the gardenside yard to minimize the view of the back yard at 33-R Ridge Rd.

The member at 33-R Ridge Rd. is also concerned about any additional stormwater run-off. Staff noted that the addition of gutters at the sides of the gable roof will carry the run-off away from the original structure. In comparison, the existing addition roof is a shed type with only a gutter along the back side end of the addition.

- f. The proposed addition is to have vinyl siding, which is permitted under GHI rule §X.D.O Exterior Walls. The member(s) at 35-F Ridge Rd. is opposed to the use of vinyl siding, as they feel it is incompatible with the architectural style of the original GHI masonry homes. This member is not withholding consent for the proposed addition.
- g. Staff pointed out that since the member's addition will extend to the shared yard lines on either side, the side windows are at risk of being covered over, in the future, as GHI Rules allow the adjoining neighbors to build right up against the member's addition.
- h. The ARC recognizes that the member at 33-Q Ridge Rd. invested considerable time and money in the design for this addition. It is always a delicate balance when projects require neighbor consent, particularly in selecting which units qualify as an adjacent neighbor under GHI's definition. It can be subjective. As exemplified during the meeting, when it comes to neighbor consent, the design can be in accordance with every GHI Rule, and still not receive all required consents because of personal preferences. For this reason, the ARC declines to make a recommendation to the Board of Directors on this exception.
- i. The roof of the proposed addition is a gable roof perpendicular to the roof on the original building. The slope of the roof would be 7:12 rather than the 8:12 slope of the original roof. To match the slope on the original, the ridge on the addition would have to be higher than the ridge on the original roof. This would not only be awkward; it would also require an exception since roof lines on additions cannot be higher than the original.
- j. The proposed addition roof will have architectural asphalt shingles installed on it, rather than slate shingles to match the original roof. Slate would be ideal, but very costly. The ARC recommended that the architectural asphalt shingles should be a dark color to closely match the color of the slate.
- k. Whenever two types of roofing material are used in similar situations the roofing technique employed is called open valley. Staff noted that the two-story gardenside addition roof at 1-C Northway Rd. (shown in Attachment # 5e) was installed this way. Staff will oversee the details where the new roof of the addition at 33-Q Ridge Rd. meets the existing roof to ensure a watertight construction that can be maintained.

By a vote of 6-0-1, ARC declined to make a recommendation to the Board of Directors regarding an exception to GHI Rule §X.C.2, Neighbor Consent, since the Committee felt that neighbor consent issues, especially for large and two-story additions, are subjective and often involve the personal preference of the member one is seeking the consent from.

By a vote of 7-0-0, ARC recommended that the Board of Directors allow the roof on the proposed second story gardenside addition at 33-Q Ridge Rd. to have a roof slope of 7:12.

By a vote of 7-0-0, ARC recommended that the Board of Directors allow the member at 33-Q Ridge Rd. to install architectural shingles on the roof of the proposed gardenside addition; provided the color closely matches the color of the slate on the roof of the main unit.

Motion #1: I move that the Board of Directors grant an exception to GHI Rule §X.C.2 to allow a second story to be built on top of the existing one-story gardenside addition at 33-Q Ridge Road, as proposed, provided that the side windows are casement windows opening toward the gardenside yard and the glass is frosted, the gardenside fence remains, and no work will be scheduled on Sundays without prior notice given to neighbors.

Moved: Carter-Woodbridge Seconded: James Carried: 9-0

Director Hess moved to have the words, "...grant an exception to GHI Rule §X.C.2...", excluded, but the motion failed on a 3-6-0 vote.

Motion #2: I move that the Board of Directors stipulate the slope of the roof on the proposed second story gardenside addition at 33-Q Ridge Road shall be 7:12.

Moved: Hess Seconded: Carter-Woodbridge Carried: 9-0

Motion #3: I move that the Board of Directors allow the member at 33-Q Ridge Road to install architectural asphalt shingles on the roof of the proposed gardenside addition, provided the color closely matches the color of the slate roof on the main unit.

Moved: McKinley Seconded: Hess Carried: 9-0

6e. Review the Sustainability Subcommittee's Annual Report

The Sustainability Subcommittee presented its report covering its activities over the past year.

Motion: I move that the Board of Directors accept the Sustainability Subcommittee's report for the past year, with thanks, as presented.

Moved: Hess

Seconded: Mortimer

Carried: 9-0

6f. Request from the Buildings Committee to Develop EV Charging Solutions for Members without nearby Rental Garages

On May 20, 2021, the Board of Directors gave permission for the Buildings Committee to design a pilot project for providing electricity to a set of GHI garage units. On October 27, 2021, the Buildings Committee passed a motion by a vote of 7-0-0 to request permission from the Board to develop electric vehicle charging solutions for GHI members located in parts of the cooperative without nearby rental garages.

Motion: I move that the Board of Directors direct the Buildings Committee to recommend a plan to install electric vehicle charging stations for use by members, in areas of GHI without nearby rental garages.

Moved: Lambert

Seconded: James

Amended and Carried by Later Vote

Motion to Amend: I move to strike the words, "...in areas of GHI without nearby rental garages..."

Moved: Hess

Seconded: Bilyeu

Carried: 9-0

Motion as Amended: I move that the Board of Directors direct the Buildings Committee to recommend a plan to install electric vehicle charging stations for use by members.

Moved: Lambert

Seconded: James

Carried: 9-0

6g. Discuss Next Steps re: Proposed Solar PVES Pre-paid Power Purchase Agreement

During the annual membership meeting on May 10, 2018, a vote was taken to authorize GHI's Board of Directors to enter into a contract to install a solar photovoltaic electrical system to supply electricity for GHI's Administration Building. Two options were considered and approved.

- Option 1, as Amended

On behalf of the Board, be it moved that the membership of Greenbelt Homes Inc. permits the Board of Directors to enter into a contract to purchase a solar panel system of at least 125-kilowatt capacity, for no more than \$280,000 that would supply electricity to GHI's Administration Buildings.

- Option 2, as Amended

On behalf of the Board, be it moved that the membership of Greenbelt Homes Inc. permit the Board of Directors to enter into a Power Purchase Agreement for a solar panel system that would supply electricity to GHI's Administration Buildings, not to exceed \$22,000 for the first year, with adjustments for the rising cost of electricity in future years.

In 2018, GHI entered into a contract with Sustainable Energy Systems (SES), whereby SES financed, and constructed a 133KW (AC) solar photovoltaic energy system (PVES) on the premises of the Administration Building Complex. When the system is commissioned, GHI will purchase electrical energy for a minimum of 15% less than the rate PEPCO charges.

SES has offered to amend the current agreement from a Power Purchase Agreement (PPA) to a **pre-paid** PPA. Under the pre-paid PPA, GHI would pay SES \$258,155.52 at the beginning of the contract; an amount that is equivalent to the savings GHI would accrue in electrical costs plus solar renewable energy credits received by year 9 after the system is commissioned. SES would own the system for a period of 5 years, and then sell or donate the system to GHI.

On May 6, 2021, the Board established a task force comprised of Steve Skolnik, Chuck Hess, and Eldon Ralph (staff liaison) to negotiate with SES Inc. and formulate a draft pre-paid PPA. On July 1, the Board reviewed the task force's report which included a draft pre-paid PPA and financial analysis showing the savings that GHI would obtain from the current PPA and from the proposed pre-paid PPA. The Board directed the Manager to request legal counsel to review the draft pre-paid power PPA and also advise whether GHI's bylaws and the 2018 membership vote allowed the Board to enter into the proposed pre-paid PPA.

On September 30, 2021, Attorney Douglass provided an opinion in reference to Article VIII, Section 11.d. of the Bylaws, regarding multi-year contracts, which stated that it is legitimate for GHI to enter into a pre-paid PPA without a further membership vote, provided the \$400,000 aggregate limit for multi-year contracts is not exceeded. GHI would not exceed the \$400,000 aggregate limit for multi-year contracts, if the Board approved the pre-paid PPA, hence a further membership vote is not necessary.

On October 7, 2021, the Board reviewed differing analysis from Board Treasurer Jason Luly and the task force regarding the projected financial benefit to GHI of owning the solar PVES, in terms of 'net present value' and did not take any action.

Attachment #7 is a financial spreadsheet prepared by Board Treasurer Jason Luly, Chuck Hess, and Finance Committee member, Bill Jones, regarding the projected financial benefit to GHI of owning the solar PVES in terms of 'net present value.' The analysis shows that

the proposed option to purchase has a Net Present Value of \$547,426; the current option to lease has a Net Present Value of \$331,924. Thus, purchase is \$215,502 better in today's dollars, based on the following assumptions:

- Electric prices rise at 0.553% annually (very conservative).
- Power generated the first year would cost \$23,496 from Pepco (the lease option requires GHI to pay 85% of that to the contractor, which is \$19,972).
- Monies invested by GHI will earn 2.5% annually.
- The contractor's estimate of \$61,558 earnings in SRECs for the first ten years is correct.

Motion: I move that the Board of Directors direct the Manager to request legal counsel to continue reviewing the draft pre-paid purchase agreement between SES Inc. and GHI and make modifications that are necessary. Further, I move that the Board of Directors request GHI member Steve Skolnik to continue inspecting the Solar PVES that SES Inc. installed, review its material specifications, and provide a report on the quality of the installation.

Moved: Hess

Seconded: Luly

Abstained: McKinley

Carried: 8-0-1

6h. Proposal to Hold Education Seminars for Members

The idea of offering member education seminars on a variety of topics has been previously discussed. For example, item C.2 in the Board's current 12-month action plan states that the Board should request the Finance Committee to implement an education program on GHI finances; i.e., member charges, inflation, value of money, what is included in monthly charges, replacement reserves' program, etc., and produce them as webinars.

This item is for the Board to discuss whether to request specific committees to prepare and present particular topics to better educate members on important aspects of GHI's operations.

**Nothing definitively decided, but Building Committee indicated they have a large selection of seminars that could be beneficial. Also suggested having Stuart Caplan record some videos, in advance of his departure, to provide insight into the permit process.

6i. Motion to Hold a Closed Meeting on December 2, 2021

Motion: I move to hold a closed meeting of the Board of Directors at 7:00 pm on December 2, 2021.

Moved: James

Seconded: McKinley

Carried: 9-0

7. Items of Information:

7a. Staffing Update

Maintenance Department

- George Bachman, Director of Maintenance Operations, retired on October 22, 2021. Ron Sookram (Maintenance Manager) is currently the interim Director of Maintenance Operations and Tony Gaidurgis (Maintenance Mechanic) is the interim Maintenance Manager.
- Donell Proctor was hired as a Grounds Worker with effect from September 13, 2021 and Brian Lovelock as a Journeyman Plumber with effect from October 28, 2021. Josh Liles (Carpenter 1) resigned on October 22, 2021.
- At present, the following vacancies exist – Director Maintenance Operations (1), HVAC technician (1), and carpenters (2).

Technical Services Department

- Stuart Caplan (Director of Technical Services) has given notice that he will resign after a suitable replacement is hired.
- Roger Bonifacio (Re-sale Inspector) will be on leave for the remainder of this year. Trevor Agard (Carpenter III) has been reassigned from the maintenance department to perform the duties of Re-sale Inspector until Mr. Bonifacio returns.
- At present, staff is interviewing applicants to fill the Director of Technical Services position and a Project Manager position. This new Project Manager will assist the department in expediting the permit review process.

Member Services Department

- Ms. Deanna Washington was hired with effect from November 8, 2021, as Director of Member Services to replace Neron Adams-Escalera, who resigned August 2021. Ms. Washington has acquired over 21 years of Property Management experience serving in the multi-family and affordable housing industries.

Management Office

- Altoria Ross (Executive Assistant) resigned with effect from October 28, 2021. Staff is currently interviewing candidates for the position. Ms. Andryana Butts has been hired to temporarily fill the position.

7b. HR 5298 (Disaster Assistance Equity Act)

On April 1, 2021, the Board passed a motion that authorized the Manager to contact Congressional Representative Hoyer's Office to ask him to co-sponsor a disaster relief bill for housing cooperatives.

Rep. Jerrold Nadler (D-NY) along with co-sponsors, Representatives David Rouzer (R-NC), John Garamendi (D-CA), Andrew Garbarino (R-NY), Nancy Mace (R-SC), Paul Ruiz (D-CA), Debbie Wasserman Schultz (D-FL), and Lee Zeldin (R-NY) recently introduced HR 5298, the Disaster Assistance Equity Act in to the House of Representatives.

Under current law, the Federal Emergency Management Agency (FEMA) prohibits FEMA assistance for the common areas of housing cooperatives, condominiums, and homeowners' associations thus disqualifying them for federal disaster response and recovery programs. This bipartisan legislation ensures that housing cooperatives, condominiums and other homeowners' associations are eligible for the same FEMA assistance available to other homeowners.

In response to a request from the National Association of Housing Cooperatives, GM Ralph sent an email on behalf of GHI on November 9, 2021, urging Congressional Representative Steny Hoyer to support HR 5298.

7c. President's Items

7d. Board Members' Items

7e. Audit Committee's Items

7f. Manager's Items

Motion: To adjourn.

Moved: Hess

Seconded: Carter-Woodbridge

Carried: 9-0

The meeting adjourned at 9:50 pm.

Ed James
Secretary