

# THE BULLETIN

VOL. 89

MARCH 12TH, 2009

NO. 3

## BUSINESS MEETING

Thursday, March 12, 2009

The Old Castle Pub

160 West 54th Street – Second Floor

(between 6th & 7th Avenue)

6 PM Dinner • 7:30 PM Meeting

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Members & Associates: \$10 • Guests: \$25

No exemptions from payment • Order of Dress: Jacket & Tie

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**THE BULLETIN**

*A monthly bulletin devoted to the business and social activities of the New York Building Manager's Association*

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Send all communications to: 141 East 88th St, New York, NY 10128

The New York Building Managers' Association reserves the absolute right, in its sole discretion, to accept or decline requests or submissions for advertising or other copy in its Bulletin or in any associated publication.

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### *The President's Message for March 2009*

My Fellow Members,

Our 90th Annual Grand Ball is approaching fast. The Grand Ball will be held at Cipriani's Wall Street, located at 55 Wall Street, New York, NY 10005 on Saturday, April 25, 2009. The music for the evening will be performed by "The Dream Team". You'll want to get your tickets early – last year's Grand Ball was SOLD OUT!

I would like to congratulate Elly Pateras, Ursula Dobson, Eileen Cannon, Toni Hanson and the entire Douglas Elliman Management team on receiving this year's Management Company of the Year Award.

I would also like to congratulate Vincent Tolins and Joey Minarik of Pro-Tech Plumbing and Heating Corp for being selected as Vender of the Year for 2009

We will be presenting Kevin Minihan, Rok Avgustini, Moises Guimet, John Ferguson and Garret O'Mahony with Life Membership Awards. A special Lifetime Achievement Award will be presented to Life Member Ted Connolly for 50 years of membership. Congratulations gentlemen!

Mr. Ed Morse of Hess Corporation will be honored with an Honorary Membership Award in recognition of his many years of dedicated support given to our Association. Congratulations Ed!

This year's event will be a wonderful evening and I look forward to seeing everyone there. If you have any questions or would like to order tickets please contact Grand Ball Chairman William Waldren at (212) 876-0195 or Ticket Chairman James Higgins at (646) 641-3180. The tickets are priced at \$250.00 each.

Please remember that the order of dress at all of our meetings is jacket and tie.

I look forward to seeing you all at the March 12th meeting.

Fraternally yours,

*Scott Casazza*

President, NYBMA

### **Minutes Of the New York Building Managers' Inc. Regular Meeting held at The Old Castle Pub, 160 West 54<sup>th</sup> Street on**

#### **March 12, 2009**

President Scott Casazza called the meeting to order at 7:45 pm.

Chaplain Sham Hosein led the Invocation.

Sergeant-at-Arms Enrique Alana led the Pledge of Allegiance.

A roll call of officers showed all present

except Treasurer James Higgins who was excused.

President Casazza welcomed all Past Presidents, Life Members, Associate Members, and Guests.

Secretary Clinton Straub read the minutes from the January 8th 2009 regular meeting. A motion to accept the minutes as read by Henry Hernandez seconded by Past President William Waldren. Unanimously approved.

Secretary Clinton Straub read the minutes from the January 21st, 2009 Board of Directors Meeting. Past President Joseph McGowan stated that he was misquoted and there are inaccuracies in the minutes.

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Gary Farrell made a motion to review the minutes at the next Board of Directors meeting, seconded by Zef Smajlaj. Unanimously approved.

**TREASURERS REPORT**

President Casazza reported that the Treasurer's report is in the hands of the Secretary.

**GOOD NEW, SICKNESS AND DISTRESS**

Vice President Sean Wade reported Gary Farrell's father had passed away and a moment of silence was held in his honor. May he rest in peace.

Vice President Wade reported that Zef Smajlaj will be honored by NYARM for being a trailblazer in our industry. Congratulations Zef!! Vice President Wade also congratulated German Negron for the birth of his new granddaughter. Congratulations German!!

**MEMBERSHIP REPORT**

Chairman Jose Rodriguez reported Michael O'Reilly has made his second meeting tonight and will be investigated forthwith, and will be voted on at the next regular meeting.

Conall Tomkins, Stephen Dowling, Niall Cremin and Terrance Walsh were initiated into the Association tonight. President Casazza asked Past President Joseph McGowan to lead the charge, and he passed. Past President Pino led the charge. Welcome to the Association gentlemen!!

**FINANCIAL SECRETARY'S REPORT**

Financial Secretary Robert Andrezjewski reported 11 members who have not paid their dues: Michael Berrara, Marcello Batista, Albert Almuza, Kevin Ford, Charles Healy, Bernard Kenny, Vincent Lawler, Gerard Mundy, Michael Padrone, Pedro Tio and Eugene Vaccarello. Also, one Life Member has not paid his insurance premium, Lawrence Cappelli. Past President William Waldren asked if due course was followed and if all notices were sent, and if the Financial Secretary has all receipts. Financial Secretary Andrezjewski reported that due course had been followed and he has all receipts. John O'Sullivan made a motion to drop all from the membership seconded by Henry Hernandez. Unanimously approved.

**ROSTER**

President Scott Casazza asked that if you have moved or know someone that has moved please contact Chairman Jose Rodriguez immediately and provide him with your new information. Thank you.

**BULLETIN**

President Casazza reported that all invoices for Bulletin ads have been sent out. These invoices have to be paid by March 1, 2009 otherwise they will be removed from Bulletin.

**WEBSITE**

Vice President Wade reported the website is still incomplete and is still being

**JOSEPH R. SKILTON**  
**—GOOD NEWS, SICKNESS AND DISTRESS—**  
*BY SEAN WADE, VICE PRESIDENT NYBMA*

.....

Life member Mr. Frank Busch recently passed away.  
 Our condolences go out to the Busch family.

updated. The members section is still not completed and we are not happy with this progress. Vice President Wade asked for two volunteers to help with the website Michael Donohue, and Jose Rodriguez volunteered. President Casazza thanked the volunteers.

**BILLS AND COMMUNICATIONS**

Treasurer James Higgins reported we need to pay the Life and Accidental Death, Disability and the Directors and Officers insurances policies. Past President Joseph Pino made a motion to pay the insurance, seconded by Martin Dowd. Unanimously approved.

**OLD BUSINESS**

Past President Peter McGoey wanted to discuss a letter that he had written that was discussed at the last Board of Directors meeting. He also wanted to read a letter from his attorney. President Casazza informed Past President McGoey that this should be brought up under new business. Past President Leahy stated that the letter from Past President

McGoey's attorney should go in front of the Board of Directors first for before it is brought to the body.

Past President Pino stated that he felt the body was being spoon fed and that the Board works for us, we don't work for the Board.

Past President McGowan stated that at the last Board of Directors meeting, he wanted to know what was being done financially given the current state of the economy. President Casazza thanked Past President McGowan for the advice and stated that he is going to be looking into the financials for ways to save money.

President Scott Casazza stated that at the last Board meeting, he was accused of being rude and disrespectful to the Past Presidents and he would like to now apologize to all Past Presidents and shake their hands. President Casazza stated that we need to communicate and get along in a respectful manner for the Association.

Past President McGowan made a recommendation at the Board Meeting that all expenditures go to the Financial Committee according to the By-Laws. Past President Waldren made a motion to accept the recommendation, seconded by John Ashton. Unanimously approved.

**NEW BUSINESS**

Past President Peter McGoey read a letter from his lawyer regarding his eligibility for the Life and Disability Insurance. Mr. Conall Tompkins asked what is the Board of Directors opinion of this letter and it was stated that the Board has not reviewed this letter as this is the first time they are hearing it. President Casazza stated that he felt this letter should go to the Association's attorney for review. Mr. Sifonte made a motion that the attorney should be looking into this matter. Mr. Jose Rodriguez stated that he felt that if a Life Member is entitled to everything that a Regular Member is entitled to, then he should also have to be a building manager to be eligible for insurance. President Casazza stated that there is criteria in the by-laws regarding the insurance. Mr. Farrell suggested that we look into see what we can do for the Life Members in a way that does not hold the Association liable. Mr. Rodriguez asked if a regular member left their job as a building manager would they be still eligible for insurance. President Casazza answered no. Mr. Rodriguez then stated that if a Life Member has the same as a

Regular Member then why would this be different. President Casazza stated that he felt this should be reviewed by the Association's attorney. Mr. Gokea stated that lawyers are expensive and he didn't think we should spent \$1,000 or \$3,000 on attorney fees to strip a life member of his benefits. President Casazza stated that he is not looking to strip anybody of anything, he is only looking to protect the assets of the Association. Mr. Moore stated that we have no choice but to go to our attorney because Mr. McGoey came in armed with a letter from his attorney and we need to respond to it in kind. Past President Pino revisited the motion to have the Association's attorney and our insurance agent attend the next Board of Directors meeting and discuss the issues for Past President McGoey's letter, seconded by Past President Waldren. Unanimously approved.

Past President McGowan asked why we don't have a roster for seven years. President Casazza reported there is a membership meeting scheduled to update the roster. Past President McGowan asked why the roster chairman can't just print it. President Casazza stated that this was discussed at a past Board meeting and it was denied. Past President Waldren asked if we had the funds to print and mail out all of these rosters in these financial times. Past President McGowan made a motion to create a roster seconded by Martin Dowd. Rejected by hand vote.

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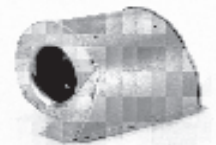
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**GRAND BALL**

Past President Waldren reported that the 90th Annual NYBMA Grand Ball will again be at Cipriani's on Wall Street. The Grand Ball committee has selected Douglas Elliman as the Management Company of the Year and Pro-Tech Plumbing as Vendor of the Year. Ed Morse of the Hess Corporation will be made an Honorary Member of the NYBMA, and Ted Connelly will receive a Special Lifetime Achievement Award. The event will be on April 25, 2009. Please call anyone on the committee for tickets.

Past President Waldren reported he presented to and got approval from the finance committee the following bills to be paid for the upcoming Grand Ball including the DJ for \$825.00, Lucidity for \$5483.78, and a good faith payment to Cipriani's for \$20,000 and we do have the funds to pay them. Gary Farrell made a motion to pay the bills, seconded by Past President Pino. Unanimously approved.

President Scott Casazza reported he received a phone call from Michael McGowan, President of the Manhattan Resident Managers Club asking the NYBMA to purchase a table at the Three Hands Grand Ball, and that they will reciprocate to our Grand Ball as is custom. A motion by Martin Dowd to purchase the tickets to the Three Hands Grand Ball, seconded by Past President Joseph Pino. Unanimously approved.

A recommendation was made by Martin Dowd for the Board to discuss if there should be a minimum number of meetings a member must be in attendance in order to be able to vote, so that people can't just walk in once a year and cast a vote. President Casazza stated that he will bring the recommendation to the Board.

**50/50**

The 50/50 was held.

A motion to adjourn the meeting by Miguel Norat seconded by Martin Dowd.

Unanimously approved.

The meeting was adjourned at 9:20 PM.

Yours Truly,

**Clinton Straub**

Clinton Straub

Secretary, N.Y.B.M.A

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- Vendor of the Year
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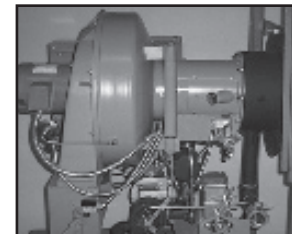
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