

Nabors Town Hall
Tuesday, February 3, 2026, 7:00pm

Litigation

- In connection with EMBG, the Board has been connected with an attorney, and have been in connection with the attorney representing Park Terrace West in their case against Blue Woods
- Legal committee will be formed with members of the board and shareholders

Facade project

- Bid in the next 7-10 days
- Drawing and engineering first, then sending it out for bids
- What happens if we do not complete the project
 - Our 9C report called the building unsafe, the result was for us to put the bridge up, but it cannot be taken down without completing the project
 - Should have been finished by Oct 2025, but since we have the bridge up, are putting in permits, etc, that gives us leeway, but the work is overdue
 - Insurance can choose to drop us if we continue to have an unsafe building

Elevator

- There are two elevator tests every year that we can fail, and elevators can be shut down by the city if they are unsafe

Parking lot

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Assessment

- A very large amount of people committed to paying up front, which will allow the project to begin in April
- EMBG is guaranteeing that the money we spend will not be spent on anything else besides these projects

Should a future board decide to stop these projects

- If board members decide to stop the projects they can potentially be sued
- People can start selling

Questions

- Why were we given one estimate of 1.2 mil and another of 900k?
 - Factoring in parking lot

- We need to be prepared to pay for the projects before we collect the bids, and need to collect money before we get a final estimate, so the board set a “reasonably expected number” so they don’t have to ask the board for more money
- If the project costs less, we can use the money for other projects
- Materials have gotten increasingly more expensive even in the past 5 years

Is the large assessment we are paying inclusive of the facade, parking, and elevator?

- No it is not used towards the elevator, but board has built in a 20% contingency

Can the shareholders see the bid?

- No, and neither the board nor EMBG will see the bids, the engineer will see the bids

Shareholders have paid assessments in the past that have not gone towards assessments, so how do we trust that, as we have a bad track record of the money we have paid for things disappearing. Can we get a guarantee in writing that the assessment money will only be paid on the projects, with a potential for reimbursement if we have remaining funds

- Mark says we can receive this in writing, but does not personally think we should return reserve money to shareholders, but instead should move it into a reserve capital account

Are we planning to hire new auditors?

- EMBG puts together an end of the year financial report, and can refer an independent auditor to the board

Comments on the frustration with not receiving financials, and the comments are to join the board

Why do we not have a treasurer when it explicitly states so in the bylaws?

- Board response is no treasurer was assigned and they rely on the management company to provide info in the way that we understand
- What accounting form was used in lieu of having a treasurer? Have our financials been certified by an independent CPA?
 - Response was we will receive that at the end of the year

Line of credit

- We have a 380k line of credit at 7.53% interest (for comparison our mortgage interest is 3.5%)
 - The interest rate will cause more expense on the co-op as per Mark, and we cannot get a loan because we have unsafe conditions
- Mark states enough people have agreed to pay up front that we don't need to take a line of credit

If enough people have paid up front, can others pay over a longer time?

Can we receive a larger discount for paying up front and would that allow those who need more time to take that?

- CFO felt 5% was as high a discount as can be offered
- If we gave a 10% discount and everyone paid up front, we would be short

Why were the shareholders not informed of our financial situation?

- The Board incorrectly assumed that the projects were moving forward based on information from Justin
- The Board contends they did not know about our financial problems until July 2025
- Once the board found out, attorneys advised they do not disclose until a new management company is hired, for legal protection of the Board

Can we put together a communication position on the board?

Comments on inadequate oversight of the management company, however we do not have a treasurer. Will there be a treasurer going forward?

Can we ensure a deeper dive into the financials with either the current board or a new board going forward?

If the assessment for the facade is not met what will happen?

- The work will stop

Is there a reserve?

- 175K, but that would have been allocated to the elevator

The assessment documentation does not include the fines, which are 100k plus, where is that money coming from? If there is extra money, what type of account is it in and can it be placed in an interest bearing account?

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Will the abatement be added to the reserve fund in the future?

- The plan is to give out the abatement, since they legally have to, and do a pro share assessment to take the abatement back, and build it into the operating budget
- If we didn't keep the abatement then the maintenance would need to be increased by 20%

If we sue Justin and Blue Woods, where will the money be dispersed?

- The plan is not to sue because litigation can take 10+ years, but that can be added to questions for the attorney

Comment that legal liability for future board members is not conducive for people to join the board.

Comment about fear mongering by the current board as not conducive

No disagreements that we need to complete the facade project, but would like to explore other payment options – opinion is we have been under the assumption that we have already been paying for this for years, to find out we have not, and to be expected to pay again is a hardship

Why are we not pursuing an insurance claim?

- Response is it will take too much time in court
- Response to that is 8-16 weeks
- EMBG will look into that

What help can be provided for those who cannot pay?

- Someone can set up a go fund me or mutual aid

Where has the money for the elevator assessment gone? Will we still be paying the current assessment when the large one starts?

- No, the elevator assessment is going to continue
- Blue Woods took money out of the assessments to pay for other bills, such as the garage

Comments on distrust of the board, and if one former member of the board hadn't discovered this independently the board would have never noticed

