

AGENDA for NILMA MEETING

July 12, 2018 2:00 PM

GREAT MEADOW HALL

Call to Order Michael Ross

Approval of June 21, 2018 Meeting Minutes

Report of Committee for Furniture Refurbishing Peter Halfon

Old Business

1. Acoustics in Centro
2. Appreciation Committee: Distribution of Checks
3. Outdoor Signage: Update Steve Colwell

New Business

1. ByLaw Discussion: Setting Agenda Michael Ross

Adjourn

Call to Order

Michael Ross, President, called the meeting to order at 2:00pm.

Representatives present: Michael Ross, Murray Staub, Sharon Gouveia, David Goldstein, Dorrit Senior, Ernest Greenberg, Richard Medverd (substituting for Jay Berkson)

Representatives absent: Jay Berkson, Shoshanah Garshick, Judy Stavits, Frances Shaer

Guests: Steve Colwell, Executive Director; Peter Halfon, Chairman, Furniture Refurbishing Committee; Victor Furtado, Director of Security.

Approval of June 21, 2018 Meeting Minutes

President Ross welcomed the NILMA Representatives, guests and audience and called for approval of the June 21 minutes. The minutes of June 21, 2018, were moved, seconded, and approved by acclamation.

Report of Committee for Furniture Refurbishing

Peter Halfon

Peter thanked the members of the committee – “We all work quite well together even with differences of opinions. We are supported by Tom West and Kathy at DiMella Shaffer, an architectural design firm that was hired when the Food Committee was planning to redesign Nosh. We started off by looking at the seating area adjacent to the front desk, chairs and planters in main hallway, now we are in the area of the Centro reception desk and living room. Living room chairs are new or reupholstered which is a less expensive way of going if we can preserve the furniture. Legs on the furniture is blond wood. In the living room we still have to work on the coffee tables, and 4 more chairs up against the club room wall. The piece of cabinet work that has been put in near the reception desk in Centro will be getting a marble top. This has been delayed a little but should be completed this week. Over that cabinet the intent is to have a wall that is tack-able and also put a TV information monitor. Hopefully it will also be a place where the photography club can hang their pictures. We’ve also started on the terrace room which is a very under utilized space. The intent there is to put in 4 tables for cards/games and that could also be used for dining purposes. Computer desk and cabinets will remain. We have walked around some of the hallways in the north and south building and Kathy will be doing that more extensively in the upcoming weeks. The intent there is only to replace things that really need replacing. Peter asked that residents don’t

take it upon themselves to change the location of furniture. If you have a suggestion/ problem with where something is located please let Peter know. Peter also asked that residents not put any personal art out in public areas. Likewise, please don't move around pieces that are in public areas. Peter was happy to report that we have been authorized to look into a new carpet for all of the N

osh area (stone is going to disappear and the entire area will be carpeted). We are starting that process on 7/13. We hope to get that accomplished (order by September 30th).

The following questions were then asked of Peter:

Question: Have you looked in the common areas in the community building?

Answer: We've looked at the third floor and there were some changes made there.

Question: What is going on top of the marble Cabinet outside of Centro?

Answer: The Hospitality book and birthday box will stay there. We are still working on what else might go out there. The food plate for the fixed price meal will not be on that cabinet. We will also will not allow chairs to be pulled from Centro to be put into the reception area, it cause visual and actual clutter.

Question: Does your committee look at the outside furniture?

Answer: Peter said the short answer is no. Steve said this was not on his radar but said that he will add it to his radar.

Question: Will the carpeting in Nosh be all the same?

Answer: That is still up for discussion.

Old Business

1. Acoustics in Centro

- a. Mike said the acoustics committee gave a report in June 2016 and is not sure that anything has happened since then. At that time, it was left that there may be an additional meeting. Steve said "We recognize that the noise levels can be difficult for people to hear however they are the same if not lower than a restaurant." NewBridge did research on what would make the sound as quiet as possible (which was very expensive and would have only limited impact on sound levels) and the decision was made that it was OK in terms of sound and Newbridge did not want to spend the money to change anything. Mike Ross raised 2 points. 1. Try to reduce amount of seating in Centro (this has been done and has helped) 2.

Effort should be made to make Nosh more attractive in terms of food (Mike thinks this has happened as well).

2. ACommittee: Distribution of Checks

- a. Murray has the floor and stated, "I have done this because I have a sensitivity to the way the committee distributes its checks. Residents have expressed support of a change." Murray felt we should move on and that we should recognize the hard work that the committee does, and stated "they have a well-oiled function from data collection to the barrier between administration and resident". Murray has no intention to disrupt the message that jeopardizes the fund itself. Murray will withdraw his current proposal. Mike Ross mentioned that there has been some turnover in the Appreciation Committee and that the Appreciation Committee would welcome new members.

3. Outdoor Signage: Update

Steve mentioned that Fay Bussgang has been making progress with Google as well as Abby young's daughter. Fay has made some changes on the Google map and Google acknowledges that they have been made but they are not showing up as so on Google maps. Sharon Gouveia noticed that the lettering on the signs are very small. She knows it is very expensive to change the size but wondering if anything can be done for family members and visitors. Steve said the \$50,000 replacement quote was only going to replace 5 or 6 signs. Point being there are 15 or 16 signs on campus so the magnitude of switching anything is great.

New Business

1. ByLaw Discussion: Setting Agenda

Michael Ross

Murray has the floor: Mike advised us that the bylaws article 6 section 1b - things to be discussed at the NILMA meeting must be submitted 10 days prior to NILMA meeting. Murray says he's pretty sure every agenda has had a line saying "new business" meaning it did not need to be pre-submitted. Murray really feels that restricting that limits our purpose to discuss something that may come up in the middle of an agenda item that triggers something out. It limits our participation. Mike says for something important we can always bring that forward independently of the agenda. The cottage/floor meetings can be held a little earlier. Items can be brought forward without coming through a floor/cottage meeting. The purpose of this is so every member/Steve have the ability to understand agenda items prior to

meeting. Murray expressed concern that by really sticking to this bylaw we are limited to what we can bring up. Sharon noted that she has sat on this committee for 2 years and there are times a new item has been brought up and she has been blindsided and not properly prepared. Murray mentioned that he discussed this at his last floor meeting and his floor agreed with his opinions. Mike said it would be appropriate for other NILMA members to discuss this at their floor/cottage meeting. David Goldman is going to move his floor meetings to start earlier to get information earlier.

Fire Drill from July 3rd.

On July 3rd a pipe broke in Centro which led to a few problems. Compliments to the staff in the dining area for "Saving the 4th of July". Due to the pipe break a fire alarm went off at 11:15 pm which led to a community building evacuation. People in the community building were concerned about the safety issues but also how people got out, knew where they were supposed to go, evacuation planning, etc. There were also issues about communication to residents about how they get back to their apartments after a fire drill. Steve wants to make sure that people know how we handle things like this and we want our residents to be assured that we have it covered. Steve sleeps well at night because he knows we have good coverage at NewBridge 24/7. Here is one of the dilemmas: your unit is designed so you can shelter in place. The message that is required from the fire department is that you evacuate. Our job when the alarm goes off is to locate where the fire emergency is and get the firefighters to that place. If we identify a real fire we have a plan in place. On the night of July 3rd the security department did exactly what they are supposed to do. They went to the site, identified where the problem was coming from, got the fire department there, and figured out quickly whether or not it was threatening. Victor gives specifics of the evening: This is one of the top emergency situations that we always drill for. We have multiple security people on our team that are fire fighters. We do drills on this all the time. I looked at the video footage and got statements from those involved. If you don't see security during one of these events then you are in good shape. The night of July 3rd the supervisor could not confirm there was a mechanical issue. Within 6 minutes of the event the all call went off saying "there is no need for an evacuation at this time". Tom Dryer at our security post got some phone calls and told residents they were OK to stay in place. The security team also checked the stair wells. Mike Ross noted that during the 6 minute time the only message the residents heard was that they should evacuate the building. Victor said: If you're able to evacuate you should. FYI GMH is priming staging area. Staging areas are GMH, Conservatory, and Garage. Sharon noted that security said "we think it's a water break". Out of 5 residents on Sharon's floor there were 3 that made it out. Sharon said some people took the elevator, some people took stair well. Sharon believes we need communication on

what is actually going on. Steve mentioned that only the fire department can say it's NOT AN EMERGENCY. The feelings that it's an emergency and the course of action that would be taken if it's actually an emergency need to be separated. Everyone is in agreement that better communication/training needs to be done. David Goldman asked what the average response time is for the fire department. Victor answered that it's 6 minutes. Steve said that waiting in place is the safest thing to do although we can't do/say that because if something were to happen Newbridge would be in a lot of trouble. Victor acknowledged that there was a grey area with the alarm due to the flooding situation that caused a lot of anxiety. Some residual water from the water flow valve set off an alarm in the duct work. In terms of what you'll hear over the alarm system, there is a female voice message and male voice message. Female voice plays the evacuate message. Male voice plays the stand by message. Steve noted that our current alarm system is sensitive and that is a very good thing. Security knows if there is a life threatening emergency to get people out. Steve briefly touched on the security staffing saying that the 2 staff members go to the scene of the "fire" and the other staff person meets the fire department and walks them to the scene. There is also a security officer on dispatch in the security office. When the fire is contained and the fire department gives you all clear, the all clear message will repeat 5-6 times. Steve Colwell asked Victor: when we press the all clear is there an automated message that sends an all clear? Victor said: when the fire department clears the alarm and system reset there is an automated message. Because the issue we were dealing with was a water issue we couldn't reset the system until the mechanical repairs were made. Steve believes we need to write down the exact steps of what one is to do when the fire alarm sounds and put them in the appropriate places. Sharon asked: how are those helped who are disabled during a fire drill? Victor replied: Security has a special contact sheet for those who require special attention during emergency situations. If you need special attention but don't believe you filled out a sheet please contact security. The priority of security is to first go to the area that is in imminent danger, not to those who are disabled. Resident wide fire drill tests will be taking place in the near future. Dorrit noted that fire drill instructions should be posted all around the NewBridge campus. Steve assured residents that in the future we will do better! Steve thanked the NILMA members for bringing this issue to his attention.

Meeting Adjourned at 3:18pm.

Respectfully submitted,
Emily Berkowitz,
Secretary pro tempore