

Statement of a Closed Meeting of the Board of Directors Held on April 6, 2023

GHI's Board of Directors held a closed meeting at 7:00 pm on April 6, 2023, via internet audio/video conference to discuss the following matters, as specified in the noted sub-paragraphs of the Maryland Cooperative Housing Corporation Act § 5-6B-19 (e) (1):

1. Approve Minutes of a Closed Meeting Held on February 16, 2023	(vii)
2. Member Financial Matters	(viii)
3. Request by a Member for Their Unit to be Left Unoccupied for a Period of Time	(iv)
4. Complaint Matters	(iv)
5. Consider Approval of the Following Contracts: a) 2023 Gutter Cleaning Contract b) Amendment to the Contract for a Transition and Search Consultant and Review Proposals from Recruiting Firms	(vi)
6. Proposal to Assign a Unit to GHI	(iv)
7. Review Proposal to the City of Greenbelt re: Reimbursing GHI for Costs of Maintaining 12 City-owned Playgrounds	(vi)

During the meeting, the Board approved the following contracts:

- a) A contract with North American Construction to clean gutters for GHI frame, brick, block homes, and garages during the spring of 2023, at the contractor's bid price of \$29,500.00 plus 10% for contingencies, for a total contract amount not to exceed \$32,450.00.
- b) A contract with DGC Cleaning Services to clean gutters for GHI frame, brick, block homes, garages, and flat porch roofs during the fall of 2023, at the contractor's bid price of \$43,630.00 plus 10% for contingencies, for a total contract amount not to exceed \$47,993.00.
- c) An amendment to an original contract of \$10,000 with Creative Consultants for providing services to support the search, recruitment and onboarding phases associated with the hiring of a General Manager. The cost of the contract amendment shall include up to \$5,000 for services provided and invoiced to Creative Consultants by Management Matters (a sub-contractor) at \$175 per hour, and an additional payment of \$2,000 to Creative Consultants..

The Board also reviewed a proposal from GHI to the City of Greenbelt about reimbursing GHI for costs of mowing, trimming, and collecting leaves at 12 City-owned playgrounds during 2023 to 2025 as follows:

- 2023 - \$9,040
- 2024 - \$9,456
- 2025 - \$9,892

A motion to hold the closed meeting was approved during the open meeting of March 16, 2023, by Directors Bilyeu, Brodd, Hess, James, Luly, McKinley, and Whipple.