

**MINUTES OF THE ANNUAL MEEETING
32 GRAMERCY PARK OWNERS CORP.**

**Brotherhood Synagogue, 28 Gramercy Park South
June 12, 2013 at 7:00pm**

Victor J Kavy of Charles H Greenthal called the meeting to order at 7:20pm with 56,966 shares in attendance & proxy.

A motion was made, seconded and approved to waive the reading of last year's annual meeting minutes. Copies were available for those who wished to read them.

Mr. Lee Guzofski, President of the Board of Directors, introduced the other members of the Board; Artur Avoricani, the new resident manager & Victor J Kavy the senior account executive from Charles H Greenthal.

The President then presented a state-of-the-building report, which included:

- The upcoming terrace repairs
- Local 10/11 compliance
- Elevator modernization completion
- Roof deck completion
- Thinking green
- Landscaping
- Communications activities, including the continuing improvements to the website,
- email access to the Board and the monthly newsletter
- The many things making 32GPS an exceptional building.

Avi Pemper, Treasurer, reviewed the financials & accountant's annual financial statement & took questions from shareholders.

The floor was opened for questions, which included issues with ongoing legal matters, questions concerning financials and the upcoming exterior project.

Mr. Guzofski again introduced Mr. Kavy who proceeded to explain the election process. Prior to the opening of nominations Mr. Kavy reported that a long time board members Lee Guzofski & Judith Ludwig would not be running this year. Mr. Kavy on behalf of the Board & all shareholders thanked them both for their many years of unacknowledged service & devotion to the building.

A motion to open nominations was made & seconded. The following shareholders were placed into nomination & seconded: Stephen S. Cohen, Robert Dowd, Donald C Jones, John Leung, James Danalewich, Avi Pemper, Lloyd Westerman, Martin Helm and Carmen Yazejian. There being no further nominations from the floor, a motion was made to close nominations & passed. Each candidate gave a short introduction speech.

A vote was taken & the following shareholders were voted for the 2013-14 term Robert Dowd, John Leung, James Danalewich, Avi Pemper, Lloyd Westerman, Martin Helm and Carmen Yazejian.

There being no further questions a motion made to adjourn the meeting. The motion was seconded. The meeting was adjourned at 9:22pm.

Respectfully submitted,
Victor J. Kavy
Assistant Secretary