

BRIDGEVIEW PUBLIC LIBRARY
BOARD OF TRUSTEES
MINUTES OF THE REGULAR MEETING
July 13, 2026

President Marwan Al Safadi called the meeting to order at 7:04 p.m.

Upon roll call the following Trustees were present: Alice Porfirio, Alice Vilimek, Betty Martinez, Nick Lamnatos, Anthony Roeback and Marwan Al Safadi

Absent: Anna Ziaja-Castillo

Attendees: Assistant Director Kathryn Blessman & Attorney Safaa Zarzour

President Marwan Al Safadi led the Board and audience in the Pledge of Allegiance.

2026-026 Motion by Trustee Porfirio and seconded by Trustee Martinez approve the agenda.

Upon roll call vote:

Ayes: 6 Porfirio, Vilimek, Martinez, Al Safadi, Lamnatos & Roeback

Nay: 0

Absent: Castillo

Motion Carried

2026-027 Motion by Trustee Lamnatos and seconded by Trustee Al Safadi approve Open Session minutes for May 11, 2026.

Upon roll call vote:

Ayes: 6 Porfirio, Vilimek, Martinez, Al Safadi, Lamnatos & Roeback

Nay: 0

Absent: 1 Castillo

Motion Carried

Stan from LK Construction and sub-contractor HVAC Derrick provided a high level recap on the projects.

- HVAC units, filters and coils appeared not to have been properly maintained.
- Filters were heavily soiled and reportedly should be replaced more frequently.
- Used belts, debris and other materials had been left inside or around the mechanical equipment.
- Mold and moisture appeared to have been present for an extended period.
- Poor maintenance may be causing the systems to operate inefficiently and could contribute to premature equipment failure and increased energy costs.

The Board questioned whether the HVAC contractor had fulfilled its preventative-maintenance obligations. Director Sebuck advised that the contractor had been provided with invoices for the cleanup work and had not yet agreed to reimburse or credit the library.

The Board discussed reviewing the existing service contract, documenting all future maintenance activities and considering alternative HVAC providers. Legal review may be necessary regarding the contractor's performance and the library's options under the contract.

2026-028 Motion by Trustee Porfirio and seconded by Trustee Vilimek to approve the three consents

Agenda Items as Listed:

- a. Approval of Treasurer's Report – June 2026
- b. Prepaid Bills in the Amount of \$62,242.06
- c. Bills in the Amount of \$34,469.89

Upon roll call vote:

Ayes: 6 Porfirio, Vilimek, Martinez, Al Safadi, Lamnatos & Roeback

Nay: 0

Absent: 1 Castillo

Motion Carried

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○ **Directors Report:**

- Director Sebuck provided an update regarding significant concerns with Carrier the library's HVAC maintenance contractor.
- During a recent service visit, visible mold and mildew were discovered inside HVAC air-handling units. The service technician declined to enter the affected area because of the conditions. A certified contractor was subsequently brought in to treat and clean the units.
- The Director has provided photographs, videos, invoices and other supporting documentation to the water-service provider and its insurance representatives. An insurance adjuster recently inspected the property. The insurance claim remains under review. No final determination regarding reimbursement has been received.
- Director Sebuck and contractors provided an update regarding extensive water damage caused by recently installed water and ice dispenser.
- The dispenser was installed in late May. Shortly afterward, staff reported low water pressure, poor water quality and problems producing ice. After the building was closed for the weekend, a circulation pump connected to the unit reportedly continued releasing water. When staff returned, substantial standing water was found in the kitchen. Water had also traveled into the lower level, hallways, offices and mechanical areas.
The resulting work included: Emergency water extraction and drying, removal and replacement of damaged drywall, removal of wet insulation around ductwork, repairs to flooring and affected office. Director Sebuck expressed concern about reinstalling the dispenser and requested legal guidance regarding terminating or modifying the service agreement.
- Director Sebuck stated that much of the month had been devoted to coordinating the HVAC cleanup, water-damage restoration, insurance documentation and discussions with the affected vendors.
- Director Sebuck will continue seeking reimbursement for the restoration expenses and addressing outstanding building maintenance concerns.
- Trustee Lamnatos requested an update on the Financial Audit. Director Sebuck confirms the audit is complete, however, will be added to the August Board of Trustees monthly meeting.

○ **Attorney Report:**

- Attorney Zarzour – Recommends the Board review the status of current projects, including the insurance assessment and next steps with Carrier, and insurance claim involving Culligan on behalf of Quench.

○ **Committee Report**

- Finance – no report
- Policy/By-Laws – no report

○ **Unfinished Business items:**

- None

○ **New Business:**

- None

○ **Items for next Agenda**

- None

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2026-029 Motion by Trustee Lamnatos and seconded by Trustee Porfirio, to enter closed session meeting.

Upon roll call vote:

Ayes: 6 Porfirio, Vilimek, Martinez, Al Safadi, Lamnatos & Roeback

Nay: 0

Absent: 1 Castillo

Motion Carried

The Board reconvened in open session at 8:31p.m. following closed session.

Upon roll call the following Trustees were present: Alice Porfirio, Alice Vilimek, Betty Martinez, Nick Lamnatos and Marwan Al Safadi.

Absent: Anna Ziaja-Castillo, Anthony Roeback (departed at 8:20pm)

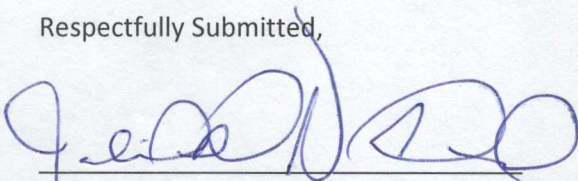
2026-030 Motion by Trustee Martinez and seconded by Trustee Vilimek to adjourn.

Upon voice vote with all Trustees ayes and no nays:

Motion Carried.

Meeting adjourned at 8:46p.m.

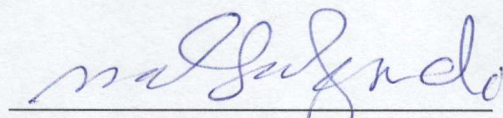
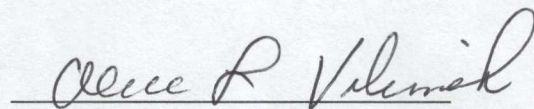
Respectfully Submitted,


Jalilah N. Ahmad, Recording Secretary

Approved:

8/10/26

Date:


Marwan Al Safadi, President
Alice Vilimek, Secretary

STATE OF NEW YORK
IN SENATE
January 11, 1911.

REPORT OF THE COMMISSIONERS OF THE LAND OFFICE.

ALBANY: JAMES B. LEECH, STATE PRINTER, 1911.

1911.

THE COMMISSIONERS OF THE LAND OFFICE, STATE OF NEW YORK, have the honor to acknowledge the receipt of the report of the

COMMISSIONERS OF THE LAND OFFICE, STATE OF NEW YORK, dated

January 11, 1911, and to forward the same to the Senate.

Wm. W. Foster

1911.

Wm. W. Foster

Wm. W. Foster