



**HOUSING CORPORATION**

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## **Board of Directors Meeting (May 26, 2026)**

**Time & Location:** 7:00 PM at the JASA Center

PRESENT:

Metro Management Development, Inc.: Ernest Susco

Legal Counsel: Vladimir Mironenko

Luna Park Housing Corporation: Eric Szurant

Board Members: E. Galitskiy, E. Olkhovetskiy, A. Uteyev, E. Vitomsky, R. Zeldin, E. Bard, A. Bendersky, E. Finkelshteyn, Y. Kaushansky.

Call to Order: 7:00 p.m.

Zoom meeting took place 7:00-7:15pm

### **1. ELECTION OF OFFICERS**

For position of the Board President

Yevgeny ("Joe") Kaushansky nominated Alex Bendersky for President.

Seconded by Eugene ("Jay") Finkelshteyn.

Alex Bendersky refused to take the position.

Andrey Uteyev nominated Mark Galitskiy for President.

Seconded by Ellen Bard.

Vote for: Regina Zeldin, Ellen Bard, Alex Bendersky, Efim Vitomsky, Andrey Uteyev

Against: Yevgeny ("Joe") Kaushansky, Eugene ("Jay") Finkelshteyn, Eric Olkhovetskiy

ABSTAIN: Mark Galitskiy

Result:

Mark Galitskiy elected President by vote of 5–3 with 1 abstention.

Vice President

Eugene ("Jay") Finkelshteyn nominated Yevgeny ("Joe") Kaushansky for Vice President.

Seconded by Eric Olkhovetskiy.

Vote for: Yevgeny ("Joe") Kaushansky, Eugene ("Jay") Finkelshteyn, Eric Olkhovetskiy

Against: Regina Zeldin, Ellen Bard, Alex Bendersky, Efim Vitomsky, Andrey Uteyev, Mark Galitskiy

Motion failed 3–6.

Ellen Bard nominated Regina Zeldin for Vice President.

Seconded by Alex Bendersky.

Vote for: Regina Zeldin, Ellen Bard, Alex Bendersky, Efim Vitomsky, Andrey Uteyev, Mark Galitskiy

Against: Yevgeny (“Joe”) Kaushansky, Eugene (“Jay”) Finkelshteyn, Eric Olkhovetskiy

Regina Zeldin elected Vice President by vote of 6–3.

Secretary

Ellen Bard nominated Regina Zeldin for Secretary.

Seconded by Alex Bendersky.

Vote for: Regina Zeldin, Ellen Bard, Alex Bendersky, Efim Vitomsky, Andrey Uteyev, Mark Galitskiy, Yevgeny (“Joe”) Kaushansky

Against: Eugene (“Jay”) Finkelshteyn, Eric Olkhovetskiy

Regina Zeldin elected Secretary by vote of 7–2.

Treasurer:

Regina Zeldin nominated Ellen Bard for Treasurer.

Seconded by Eugene (“Jay”) Finkelshteyn.

Ellen Bard elected Treasurer unanimously.

Assistant Treasurer

Ellen Bard nominated Alex Bendersky for Assistant Treasurer.

Seconded by Andrey Uteyev.

Vote for: Unanimously

Alex Bendersky elected Assistant Treasurer.

## Final Officer Positions:

- President — Mark Galitskiy
- Vice President — Regina Zeldin
- Secretary — Regina Zeldin
- Treasurer — Ellen Bard
- Assistant Treasurer — Alex Bendersky

## 2. MONTHLY ADMINISTRATION REPORT

Management provided updates regarding the elevator modernization project.

The Board was informed:

- Elevator work was expected to begin around June 15, 2026.
- Buildings 1, 4, and 5 were expected to begin first.
- Buildings 2 and 3 were expected to follow later around August–September.
- DTM Elevator Consultants were overseeing portions of the project.
- Estimated Category 1 examination costs were approximately \$150,000.
- Estimated duration of the overall elevator project was approximately nine months.

Management also discussed playground between buildings 2 and 3, and beautification projects.

The Board was informed:

- Playground work would be performed in-house.
- Estimated project cost was approximately \$100,000.
- Proposed improvements included lighting, benches, walkways, and fountains.

## GREEN PROJECT GRANDS DISCUSSION

Management reported that portions of previously expected Council Member Inna Vernikov and the Brooklyn Borough President’s office green project funding and reimbursements had still not been released.

Discussion included:

- HPD doesn’t release the funds
- Delays caused by HPD project manager availability.
- The need for assignment of an HPD project manager before reimbursement processing could continue.
- Possible escalation efforts with HPD officials.

The Board discussed concerns regarding unreleased funding despite portions of the project already being completed.

Additional discussion took place regarding future beautification concepts, including English-style landscaping proposals.

Due to unresolved reimbursement issues, further expansion plans were placed on hold pending future HPD action.

Financial discussion included:

- Approximate gas expenses between \$100,000–\$150,000 annually.
- Approximate electricity expenses around \$100,000.
- Increased maintenance salary expenses.
- Continuing operating deficits.

### **3. UPDATE ON WOLFSON’S MARTIAL ARTS**

The Board discussed the Wolfson Martial Arts studio and legalization/compliance issues.

Discussion included:

- Certificate of Occupancy requirements.
- Insurance requirements.
- Existing violations.
- Potential lease extension terms.
- Legalization responsibilities.
- Liability and compliance concerns.

Attorney Vladimir Mironenko stated he would discuss possible terms with the tenant’s attorney.

Discussion included possible lease extension options if legalization requirements were addressed. The Agenda Item #3 (Wolfson’s Martial Arts) was placed on hold for future review after the discussion between Mr. Wolfson and LP lawyers.

### **4. BOARD ROOM PASSWORD / VIDEO ACCESS DISCUSSION**

The Board discussed concerns regarding changes to Board room passwords and access to Board room systems without Board authorization. The reason for discussion was that Mr. Olkhovetskiy in violation of the previous Board decision hacked Board room computer and changed password.

Motion made by Andrey Uteyev to initiate review/removal proceedings regarding Eric Olkhovetskiy.  
Seconded by Regina Zeldin.

Vote for: Regina Zeldin, Ellen Bard, Alex Bendersky, Efim Vitomsky, Andrey Uteyev  
Against: Yevgeny (“Joe”) Kaushansky, Eugene (“Jay”) Finkelshteyn, Eric Olkhovetskiy

ABSTAIN: Mark Galitskiy

Result: Motion passed 5–3 with 1 abstention.

Additional discussion followed regarding access to Board video systems.

The Board approved limiting access to Board video recordings to the President and Secretary unless otherwise authorized.

Vote for: Regina Zeldin, Ellen Bard, Alex Bendersky, Efim Vitomsky, Andrey Uteyev, Mark Galitskiy

Against: Yevgeny (“Joe”) Kaushansky, Eugene (“Jay”) Finkelshteyn, Eric Olkhovetskiy

Result:

Motion passed 6–3.

## **5. FENCING AROUND FLOWER BEDS**

Motion made by Mark Galitskiy to install fencing around newly planted flower beds.

Seconded by Andrey Uteyev.

Vote for: Regina Zeldin, Ellen Bard, Alex Bendersky, Efim Vitomsky, Mark Galitskiy, Yevgeny (“Joe”)

Kaushansky, Eugene (“Jay”) Finkelshteyn, Eric Olkhovetskiy

ABSTAIN: Andrey Uteyev

Result:

Motion passed 8–0 with 1 abstention.

## **6. LEGALIZATION OF STORAGE SPACES**

The Board discussed possible legalization of existing storage areas into future commercial-use spaces.

Additional review and research were requested before future action.

No final vote taken.

## **7. APPROVAL OF POINTS 10–13 FROM MARCH 24, 2026, MINUTES**

Motion made by Mark Galitskiy regarding release of personal and private information.

Motion wording discussed: “Who is against releasing personal and private information?”

Seconded by Andrey Uteyev.

Vote for: Regina Zeldin, Ellen Bard, Alex Bendersky, Efim Vitomsky, Andrey Uteyev, Mark Galitskiy

Against: Joe Kaushansky, Jay Finkelshteyn, Eric Olkhovetskiy

Result: Motion passed 6–3.

## **8. FINANCIAL UPDATE**

Management reported:

- February operating balance approximately \$180,000.
- March/April operating balance approximately \$220,000.
- Ongoing operational deficit concerns.

The Board was informed that additional financial reports would be distributed by management.

## **9. EV CHARGING STATIONS**

The Board discussed EV charging station infrastructure and future installation considerations. Mr. Szurant must provide financial estimate for the project in the future.

No final action was taken.

## **10. NEW BUSINESS**

Additional operational and maintenance matters were briefly discussed by the Board and management.

Additional discussion included:

- Security office window tinting.
- Additional camera surveillance.
- Remote monitoring systems.
- Air conditioner installation costs.
- Incident reports and security staffing.

No final motions or votes were taken under New Business.

## **ADJOURNMENT**

Meeting adjourned at approximately 10:45 PM.

Minutes submitted by Emmanuil Galitskiy & Regina Zeldin