



**HOUSING CORPORATION**

2879 WEST 12TH STREET · BROOKLYN, NEW YORK 11224 · TEL. (718) 266-5400 · FAX (718) 265-0630

## **Board of Directors Meeting**

(August 2<sup>nd</sup>, 2022)

**Date: August 2<sup>nd</sup>, 2022**  
**Time: 7:00 p.m.**

**Type: In-Person Meeting**

### **I. ATTENDEES:**

**Board Members:** Roman Grinberg, Sergey Yegorov, Isolda Israilov, Sonya Brener, Genadi Rabinovich, Alexander Shaporov, Ernst Rutenberg, Rita Kapilevich

**Metro Management Development, Inc.:** Ernest Susco

**Legal Counsel:** Vladimir Mironenko

**Luna Park Housing Corporation:** Eric Szurant

**Call to Order:** 7:00 p.m.

#### **1. Approval of minutes:**

Rita Kapilevich motions to approve minutes. Isolda Israilov seconds.

Minutes approved by all board members. 8:0

#### **2. Update on electrical:**

Project is moving along. Con Edison asked to do testing. New cables are going to be installed. Waiting on the new cables that are going to be installed and ICE cleared the corrosion. In the next few weeks, service will be in place and then Con Edison will connect.

#### **3. Update on façade:**

Ernest Susco spoke to the engineer and they are in the process of getting their permits. They will start the work after Labor Day.

#### **4. Update on plumbing:**

Eric Szurant states that the Engineer did a walkthrough. Bids will go out to the engineer and then they will come to us. We need to choose a company. There are still asbestos on the pipes that are not included in the scope of work. We might need a company to remove the asbestos separately. To do about 3 floors a day will result in about 15 shutdowns, but will put in temporary valve for water supply.



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## **5. Door repair**

The company has completed buildings 1, 2, 3, and are almost done with building 4. Alexander Shaporov wants to know if we are going to pass violations with the way they did the doors. There are still violations happening; doors are not closing and doors are getting stuck. Alexander Shaporov asked "why are we then fixing these doors?"

Eric Szurant says that Luna Park will replace the locks so that the doors will close. Alexander Shaporov asked "why are we paying \$800 if the doors do not close and now, we have to pay additional money to install locks for doors to close?"

Vladimir Mironenko suggested "why don't we do the doors in one normal way where doors will self-lock and pass inspection?" Current company will not touch building five once they are done with building 4. In building 5, doors will be identified that need replacing. We will put new doors in building 5; 10 doors to start and then compare work with our doors that have been done by the Jersey company.

Genadi Rabinovich suggests to take one Maintenance worker from Luna Park to repair the remaining doors to install locks so that they can close properly. All Board members are in favor of this new process for building 5 to do the doors. Alexander Shaporov motions all work over \$10,000 and over needs a contract and if they don't provide insurance, then that work needs to be stopped. Genadi Rabinovich seconds.

All in favor 8:0

## **6. Terrace painting**

They have been doing the painting in Building 5 for two weeks and it's ready to be inspected. Once inspected, they will get payment if it passes inspection. All people who went to inspect are happy with the work done on the 20<sup>th</sup> floor.

## **7. New parking lot building preposition**

Roman Grinberg asked to do multiple parking. Ernest Susco will inquire from the city for a code specialist for lot two for them to identify which one can be done for multiple parking. Isolda Israilov motions to move forward with three-floor parking lot. Roman Grinberg seconds the motion.

All in favor 8:0



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## **8. Security**

They brought cars, but they still need to bring the desks and provide vests to be more visible on the property.

## **9. Dog Run**

They need to fix the rails and other mistakes. If they do not fix it, they need to stop payment for the dog run. Roman Grinberg states that they are 70% done. When they finish, they will fix all of the issues. There is a water source; maybe they can make a fountain for the dogs to drink the water? Ernest Susco spoke to a tree company who wants to provide Luna Park free chips for the dog run.

## **10. New business**

1. General liability – an umbrella is done
2. JASA – Roman Grinberg offered a rent increase to stay on the property. They have not replied yet.
3. Con Edison will give 2 rebate checks for charging stations and boilers.
4. Vladimir Mironenko gives the date of the arbitration for Mehmet Kiyat: August 24<sup>th</sup>, 2022 at 1:15.

Meeting adjourned at 9:45 p.m.  
Minutes submitted by Isolda Israilov.