



**HOUSING CORPORATION**

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

## **Board of Directors Meeting**

(June 18<sup>th</sup>, 2020)

**Date: June 18, 2020**

**Time: 7:00 p.m.**

**Type: Conference Call**

### **I. ATTENDEES:**

#### **Board Members:**

Tatyana Yezerskaya, Keith Murphy, Olga Gitlin, Yevgeniy Litvak, Isolda Israilov, Rita Kapilevich, Roman Grinberg; Quorum present

**Metro Management Development, Inc.:** David Baron, Ernest Susco, Darya Ilina

**Legal Counsel:** Adam Leitman Bailey, Rachel Sigmund McGinley, Vladimir Mironenko

**Luna Park Housing Corporation:** Eric Szurant

#### **Approval of minutes:**

Minutes from 05/19/2020 meeting had been approved via email.

#### **Opening Comments:**

Yevgeniy Litvak started the meeting with a motion to approve a one-time \$500-\$550 to order lunch for FDNY and NYPD (60th precinct) as a token of appreciation for their service and support for our community. Tatyana Yezerskaya seconded the motion, motion carried unanimously.

1. Change the service of TV, Internet, Telephone Provider to VERIZON.

Tatyana Yezerskaya requested an update. Ernest Susco advised that Verizon had brought the equipment to LPHC before the pandemic but could not start the work and were waiting for non-essential work to be permitted. Waiting for final agreement from Verizon for execution. Final contract should be in by early next week. Rachel reviewed it and found it acceptable. Verizon should be ready to start in about 2 weeks.

2. Bid for Security Service. No one selected. Contract for current VALOR Co. extended for 6 months. Serious safety problem still persists. Cameras on the floors' corridors and parking lots.

Tatyana Yezerskaya asks Ernest Susco what he thinks about installing cameras on each floor. He advises that we have to obtain prices on running the wires and installation of the cameras. Roman Grinberg suggests to make a contract with Valor to have mailmen leave packages with them. Olga Gitlin mentions that we don't have enough guards. Roman suggests to hire additional guards.



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Rachel Sigmund McGinley mentions that security companies usually don't want to assume responsibility for the packages. Ernest Susco says we can compare price of adding more guards vs. adding more cameras. Tatyana Yezerskaya motions to obtain prices for the installation of cameras in the lobbies vs. hiring additional guards for the lobbies. Olga Gitlin seconds the motion. Roman Grinberg votes in favor. Discussion followed during which Eric Szurant expressed his belief that installing doorbell cameras on the doors at each apartment may be a solution as the packages should be the shareholders' responsibility and having security handle the packages may be overwhelming for the guards and distract them from their primary responsibilities. Tatyana Yezerskaya states that at one time doorbell cameras weren't allowed by the board due to privacy concerns. Rachel Sigmund McGinley says there may be legal concerns and advises against it because it may cause many problems and ultimately backfire. Rachel Sigmund McGinley believes this should be a longer discussion and suggests to put it on hold for now. In the meantime, Rachel Sigmund McGinley suggests installing signs in the lobbies advising mailmen to bring packages upstairs.

Olga Gitlin made a motion to proceed with installing a sign in the lobbies instructing mailmen to bring packages upstairs. Tatyana Yezerskaya seconded, all in favor. Motion carried. In the meantime, Ernest Susco will obtain prices for the camera installation and additional security guards.

3. Bid for Elevators. The Board had selected Brooklyn Elevator Co. They are still not on the duty. Why?

Ernest Susco explains that DTM provided Luna Park Housing Corp. with a list of 3 companies with references for us to check and interview. Tatyana Yezerskaya asks why Brooklyn elevator is still not working for Luna Park. Ernest Susco states that HPD requires LPHC to go through the official bidding process and Brooklyn Elevator can participate. Ernest Susco suggests that the Board appoints a committee to interview the Elevator Companies before we obtain proposals from them. Management, Super, Tatyana Yezerskaya and Roman Grinberg will be on the committee from the BOD to interview the companies. Ernest Susco will set up the interviews.

4. The Board voted in December for an Owner's Representative to consult the Board in construction and repairing work. It is essential to complete all missing documents and organized the Bid for the Owner's Representative.

Tatyana Yezerskaya makes a motion to hire an Owner's Representative to consult the Board on construction and repair work. No votes. Motion tabled.



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5. First Sale Assessment. Can the Board vote for it?

Rachel Sigmund McGinley explains that this will have to be decided by the majority of the shareholders of Luna Park and cannot be the Board's vote exclusively. Rachel proceeds to explain that informational package, including the instructed proxy (last page) have been submitted to HPD at the beginning of the pandemic but was placed on hold due to the health crisis. Legal will follow up.

6. Empty apartments.

Rachel Sigmund McGinley will follow-up with Julie Walpert at HPD regarding the waiting lists, lottery results and apartment turnover.

7. Status of the refinancing to lower the interest rate of the mortgage for the brick replacement.

Rachel Sigmund McGinley has looked into this: 8A is not allowed to be refinanced. Wells Fargo has a prepayment penalty at least \$50 Million. Rachel Sigmund McGinley advises that it does not make sense financially to proceed with this. Matter tabled.

8. Emergency repair work: Steam pipe leak. How to avoid emergency repairs?

Tatyana Yezerskaya asks how to avoid emergency repair work to be done by New York plumbing. David Baron states that the only way to avoid emergency work like that is by changing all the pipes (which is cost prohibitive) and regularly treating steam water. However, even with this treatment, underground pipes are notorious for leaking and there is no way to know how to fix them and where the leak is coming from without excavating. Tatyana Yezerskaya asks why we have been using NYP for so many years. David Baron explains that there are not that many large plumbing companies that have their own equipment, manpower and resources to respond to major leaks and emergencies on a moment's notice. Most of the steam lines in Luna Park have been replaced over the years. Keith Murphy asks if we have any 8A money left to cover the cost of emergency repairs. Rachel Sigmund McGinley believes that HPD would not approve the use of 8A money on emergency repairs because this process involves extensive review by HPD.

Tatyana Yezerskaya motions to organize a bid for the repair of the steam leak between Building 1 and Building 2. Roman Grinberg seconds the motion. Ernest Susco will collect additional bids. BOD members are invited to recommend plumbing companies they would like to bid.



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9. GYM in Building 5. They still bothered residents and over stressed the building by vibration. What is conclusion?

Vladimir Mironenko had a letter sent to EKM requesting them to submit required documents. EKM did not respond directly to ALB's office but did respond to Management claiming that their business is exempt from certain certificate of occupancy requirements because the business operates more like a yoga studio/personal trainer. Isolda suggests offering EKM to move to the space formerly occupied by Manasa Yoga studio in JASA center. Majority of the Board is in agreement. Ernest Susco to consult people presently at JASA to confirm they would not be inconvenienced by this. Notice to cure will have to be served to EKM.

New Business:

There was a discussion between two Board members about the origin of the food that was being distributed on LPHC property but no direct answer of its origin was given.

- Meeting adjourned at 9:52 p.m.
- Minutes submitted by Office Manager, Darya Ilina.