



**HOUSING CORPORATION**

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

## **Board of Directors Meeting**

(April 8<sup>th</sup>, 2025)

**Date:** April 8<sup>th</sup>, 2025

**Type:** In-Person Meeting

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

### **I. ATTENDEES:**

**Board Members:** Emmanuil Galitskiy, Sergey Yegorov, Vadim Gilman, Michael Etelzon, Andrey Uteyev, Irina Vinokur, & Ernest Olkhovetskiy. Efim Vitomsky & Iosif Ostrovskiy absent due to illness.

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

**Legal Counsel:** Vladimir Mironenko

**Luna Park Housing Corporation:** Eric Szurant

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

Zoom meeting took place between 7:15-7:30.

### **1. Monthly administration report:**

**Playground:** The playground survey has been completed. Management is currently working on the Tenant Protection Plan required by the city. Once the plan is submitted, construction is estimated to begin in May.

**Laundry:** Renovation work has commenced in Building #5 as part of the laundry room upgrade project.

**Elevator:** The final steps of the elevator contract are being prepared. Once completed, the contract will be submitted to HPD for review. The estimated start date for the elevator modernization project is June.

### **2. Parking for Luna Park Cleaners:**

Parking for cleaners will be accommodated in Lot #6. A designated space will be provided for daytime use at a rate of \$70 per month. This arrangement will not interfere with the current parking waitlist.

The Board voted unanimously in favor.

### **3. Insurance certificates for businesses:**

All insurance certificates for businesses have been reviewed and are up to date.



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#### **4. Building 4 laundry room proposal:**

Eric Olkhovetskiy proposed dividing the laundry room in Building #4 due to its significantly larger size compared to other buildings. The goal is to repurpose a portion of the space for potential commercial rental opportunities, which could generate additional income for the property. Eric Szurant will conduct an assessment to estimate the cost of construction.

#### **5. Update on Igor Moiseenko's music band:**

In order to operate a dance club, Igor Moiseenko needs to obtain the proper umbrella insurance that includes a description of operations covering all activities. All other restrictions and a list of required items will be presented to Igor. If agreed upon, a new contract will be prepared. Until these requirements are resolved, the club cannot be operated.

All in favor.

#### **6. Back door project:**

The back door project of Building #3 will be replaced due to its poor condition. Andrey Uteyev suggested waiting to replace it during the future lobby renovation.

For immediate replacement, the vote was 6 in favor with Andrey Uteyev voting no.

#### **7. Restrictions to enter dog park:**

Michael Etelzon proposed restricting access to the dog park for non-paying residents who owe more than 30 days of the regular \$25 fee and have unpaid fines from Management.

6 in favor & Vadim Gilman abstains.

#### **8. New business:**

**1.** A letter was received from Reliable Partners who occupies one of the rooms at the JASA building requesting to park two cars with a monthly fee for two spots during evening hours (3-4 hours).

6 in favor. Sergey Yegorov abstains.



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**2.** Ernest Susco expressed concerns regarding the admission of new shareholders who own aggressive dog breeds or oversized dogs. He proposed that shareholders who already have these types of dogs be permitted to keep the, but that no new shareholders with aggressive dog breeds or oversized dogs be allowed to move in. This suggestion follows recent incidents involving aggressive dog behavior which have raised concerns about safety. Additionally, there is the potential for an increase in insurance premiums due to possible lawsuits resulting from such incidents.

The Board agreed to proceed with implementation of this new rule.

**3.** Vadim Gilman expressed concerns about Amazon leaving packages in the lobby without bringing them upstairs and required that Management contact Amazon to address this issue. Ernest Susco stated that there is no direct contact with a specific person at Amazon to resolve this matter, but he will try again to find a solution.

**4.** Andrey Uteyev proposed that e-mail voting within the Board should be completed within 24 hours to ensure prompt decision-making. After this 24-hour time frame, the first 5 votes will be counted as votes in favor or against of the proposal. The Board agreed to this proposal. Additionally, it was decided that Board members who do not participate in the voting process within the given time frame should not express disagreement or objections afterward to maintain efficiency and accountability in decision-making. Andrey Uteyev also reminded everyone that no members should make decisions independently without first consulting with other Board members.

**5.** Vadim Gilman proposed providing lunch for the Synagogue members for Passover. All Board members agreed to contribute \$200.00 to the Synagogue towards the food for the occasion.

**6.** Ernest Susco stated that a new requirement for lead testing must be completed to avoid penalties from the city. The cost is \$6,000 per building and \$250 for each unoccupied apartment, which is unavoidable. He also noted that as per new city regulations: smoke detectors must be installed in every wing. Additionally, he raised a concern that the insurance company conducted an inspection and found issues that need to be addressed immediately to avoid the risk of policy loss. These matters must be resolved as soon as possible.

Meeting adjourned at 10:15 p.m.  
Minutes submitted by Sergey Yegorov.