Luna Park HOUSING CORPORATION
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Board of Directors Special Meeting Minutes

July 20, 2026

Time & Location: 7:30 PM, Special Board Meeting conducted by Google Meet

PRESENT:

Metro Management Development, Inc.: Ernest Susco

Luna Park Housing Corporation: Eric Szurant

Board Members: Mark Galitskiy, Regina Zeldin, Ellen Bard, Alex Bendersky, Andrey Uteyev, Yevgeny ("Joe") Kaushansky, Eugene ("Jay") Finkelshteyn, Eric Olkhovetskiy, Efim Vitomsky (present at the beginning of the meeting; left before voting commenced).

Call to Order: Approximately 7:30 p.m.

Agenda Item #1 – MARTIAL ARTS SPACE MODIFICATION / DOB VIOLATION

Discussion: The Board reviewed two proposals concerning the architectural filings and Department of Buildings (DOB) work required for the Wolfson's Martial Arts space. Andrey Uteyev presented a proposal from Daimon Design for $7,500. A second proposal, recommended by Eric Szurant, was for $7,275.

Eric Szurant raised concerns that Daimon Design was a design/construction company rather than an architectural or engineering firm and would need to use outside architects or engineers for the filing work. He also stated that he had been unable to locate a company website or ratings and had found information concerning lawsuits. Andrey Uteyev stated that Daimon Design works with architects and engineers, had been recommended by people familiar with its work, and could begin the project promptly.

Management advised that prompt action was required because an extension request concerning the DOB violation had to be submitted before July 28. Ernest Susco stated that failure to demonstrate efforts to cure the violation could increase the penalty from approximately $1,250 to $3,100, with a court date scheduled for August 6.

Motion made by: Andrey Uteyev.

Seconded by: Alex Bendersky.

Motion: To accept the Daimon Design proposal for $7,500 for the architectural/DOB filing work related to the martial arts space.

Vote in Favor: Mark Galitskiy, Regina Zeldin, Ellen Bard, Alex Bendersky, Andrey Uteyev.

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

Result: Motion passed 5–3.

Agenda Item #2 – APPROVAL OF BOARD MEETING MINUTES

Discussion: The Board considered the draft minutes prepared by Regina Zeldin. Board members had previously submitted proposed corrections and additions by email. Regina Zeldin stated that some corrections had already been incorporated. The Board then proceeded to vote on approval of the minutes as prepared.

Motion made by: Mark Galitskiy.

Seconded by: Regina.

Motion: To approve the Board meeting minutes as prepared by Regina Zeldin without incorporating the remaining proposed email additions.

Vote in Favor: Mark Galitskiy, Regina Zeldin, Ellen Bard, Alex Bendersky, Andrey Uteyev.

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

Result: Motion passed 5–3.

Agenda Item #3 – VOTING BY EMAIL

Discussion: The Board discussed voting by email between meetings. It was stated that Board action taken outside a meeting by written consent requires the agreement of all nine directors. The Board also discussed addressing the subject again at the September 15 meeting.

No formal motion was made.

No vote was taken.

Agenda Item #4 – PROTECTIVE FENCING AROUND PARK BUSHES

Discussion: Mark Galitskiy proposed installing protective fencing around bushes in the park, similar to the fencing already used around flower beds, to reduce damage caused by dogs. The estimated cost was approximately $900.

Motion made by: Mark Galitskiy.

Seconded by: Ellen Bard.

Motion: To approve up to $900 for protective fencing around the bushes.

Vote in Favor: Mark Galitskiy, Regina Zeldin, Ellen Bard, Alex Bendersky, Andrey Uteyev.

Vote Against: Eric Olkhovetskiy.

Abstained: Yevgeny ("Joe") Kaushansky, Eugene ("Jay") Finkelshteyn

Result: Motion passed 5–1–3.

NEW BUSINESS – DIRECTOR CONDUCT / CENSURE

Mark Galitskiy stated that he had received an email from Eugene (“Jay”) Finkelshteyn containing language that he considered threatening, including a statement that Mark would be held personally responsible for calling the meeting. Mark stated that he considered such communications inappropriate and would not tolerate similar conduct going forward. Ellen Bard stated that Jay had also used insulting language toward her during Board communications and that she considered his language unacceptable. Regina Zeldin stated that she had also been subjected to insulting remarks from Jay. During the discussion, Board members expressed concern regarding insulting, accusatory, and threatening language in communications among directors and the need to maintain appropriate conduct. Finkelshteyn stated that there were no actual insults and requested his statement be noted in the record.

Motion made by: Mark Galitskiy.

Seconded by: Ellen Bard.

Motion: To censure Eugene ("Jay") Finkelshteyn for inappropriate language in emails and insulting Board members.

Vote in Favor: Mark Galitskiy, Regina Zeldin, Ellen Bard, Alex Bendersky, Andrey Uteyev.

Result: Motion passed with five affirmative votes.

Following the vote, Eugene (Jay) Finkelshteyn stated that there were no actual insults and requested that his statement be included in the minutes. The Chair agreed that it would be included.

NEW BUSINESS – CORPORATE COUNSEL COMMUNICATIONS

Discussion: The Board discussed the Corporation’s legal expenses and communications with counsel. Treasurer Ellen Bard reported that legal expenditures from January through May 2026 exceeded $300,000. Ernest Susco explained that the Corporation is billed for attorney time spent on emails, telephone calls, meetings, court appearances and other legal work, and that legal expenses can increase when multiple individuals communicate separately with counsel.

Management further explained that substantial legal expenses also arise from ongoing nonpayment, fraud and other legal matters, and that the Corporation should distinguish those necessary expenses from avoidable or duplicative communications. The Board discussed establishing a procedure for authorizing communications with corporate counsel.

Motion made by: Mark Galitskiy.

Seconded by: Andrey Uteyev.

Motion: To establish a rule that communications with the Corporation's legal counsel on behalf of the Board must be authorized by the Board President, the Vice President, or a majority of the Board (five directors).

Vote in Favor: Mark Galitskiy, Regina Zeldin, Ellen Bard, Alex Bendersky, Andrey Uteyev.

Vote Against: Yevgeny ("Joe") Kaushansky, Eric Olkhovetskiy.

Abstained: Eugene ("Jay") Finkelshteyn

Result: Motion passed 5–2–1.

ADJOURNMENT

Meeting adjourned at approximately 8:50 p.m.