



HOUSING CORPORATION

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

Board of Directors Meeting

(March 2nd, 2021)

Date: March 2nd, 2021

Type: Conference Call

Time: 7:00 p.m.

I. ATTENDEES:

Board Members: Tatyana Yezerskaya, Keith Murphy, Olga Gitlin, Peter Rey

Metro Management Development, Inc.: Ernest Susco, Darya Ilina

Legal Counsel: Adam Leitman Bailey, Courtney Lerias

Luna Park Housing Corporation: Eric Szurant

Call to Order: 7:10 p.m.

1. Approval of minutes:

Tatyana Yezerskaya begins the meeting by offering to approve the minutes from the meeting of 12.29.2020 and asks if anyone has any comments about the minutes. Tatyana says that she has a comment about part 3 of the minutes asking to elaborate on the comparison of water loss from 2019 to 2020. Eric Szurant states that we lose about 400 gallons of water a month due to the steam leak. Ernest Susco elaborates that an engineer would be needed to determine the exact cost of the repair. Keith Murphy ventures that it had been repaired before. Eric Szurant explains that that was a different leak in the expansion joint and recommends to bring it back to the original condition. Ernest Susco says that New York Plumbing proposed 20x10x20 offset and states that it will take about a month to obtain the bids and it would be preferred to have the companies bid based on the plans and engineers' reports. Ernest Susco states that we haven't moved on with this project was because we didn't have a board meeting to discuss it and vote for an engineer. Keith Murphy states that if we need to move forward, we should put the vote. Keith Murphy makes the motion to hire Rand engineers to prepare the scope of work. Tatyana Yezerskaya seconds the motion. Olga Gitlin and Peter Rey are in favor. Motion passes. Ernest Susco will reach out to the company tomorrow to put together a proposal/scope of work. Tatyana Yezerskaya asks Ernest Susco to prepare the schedule for the company from start to end. Ernest Susco states that they will put in the RFP because once the companies start excavating, the time may change. Eric Szurant elaborates that in the meantime, we have to run the boilers longer to produce the necessary pressure to heat the building leading to oil and water losses. Tatyana Yezerskaya asks if he can make any suggestions to avoid that. Eric Szurant says that if we expedite this project, we should be able to save money. Tatyana Yezerskaya asks what kind of masonry work has been done on the walls in the hallways. Ernest Susco states that the masonry work was done in the hallways where walls nearly collapsed due to



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buildings vibrations over the years and pressure popping the blocks out. He continues to say that in some of the apartments we had to replace walls and replace tiles and sheetrock. Fiorini was working on those walls. Ernest Susco states that L&M sent one of their structural engineers to assess the damage to the joints suggesting to replace them with soft joints to try to keep the entire walls from breaking. A detailed report is available for review at the Management office. Tatyana Yezerskaya asks Adam to check if there is evidence of TCS filing for bankruptcy. Ernest Susco states that Jack Carroll checked it prior and confirmed that all of their phone numbers were disconnected and one of the insurance companies confirmed that the company went bankrupt. ALB's firm is to confirm the company's status as bankrupt. Tatyana Yezerskaya states that we may still be able to go after their insurance.

Tatyana Yezerskaya requests proof of the percentage on mortgage obtained in 2015 as well as the amount of the prepayment penalty. Ernest Susco states that he has received a contract from Keith CPA with the numbers but Adam Leitman Bailey says that they have an abbreviated, concise cheat sheet with this information. RAND will work on putting the RFP together and will send the 1st check for the deposit next week. Eric Szurant will give them 2 additional companies to obtain proposals from. If the total price of the contract is 100k, there may be a delay due to the mandatory review by HPD. Tatyana Yezerskaya asks Adam Leitman Bailey's office to review proposal and scope of work. Tatyana Yezerskaya asks Ernest Susco to make sure that RAND does only what is needed without any extra work.

Tatyana Yezerskaya motions to approve the minutes. Olga Gitlin seconds the motion. Keith Murphy and Peter Rey are in favor.

2. Security monitors by the lobby entrances

Ernest Susco states that as long as Valor is working for LPHC, all the equipment necessary for them to provide adequate service to Luna Park Housing Corp. should be in a working condition. Ernest Susco offers to reach out to Valor regarding this and offer the following solutions: to purchase new monitors ourselves or convince Valor to change them. Ernest Susco will talk to Alex Shaporov to change the monitors again.

3. Moving security desks inside the lobby

Ernest Susco states that moving of the security desks inside the lobbies instead of the vestibules may defeat the purpose of having security at the door because once people are inside the lobby, security can't kick them out. He continues to say that it could be a good idea to keep one door closed at night for the security to be able to control the traffic in and out of the lobby. Tatyana Yezerskaya states that



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security guards are lacking appropriate uniforms to be outside of the lobbies, they get cold. Ernest Susco says that it is the company's CEO's responsibility to provide the guards with the appropriate uniforms and equipment. Ernest Susco's concern is the safety of our shareholders and adequate performance by the security of their job duties. Keith Murphy states that he would hold off on making any changes until the monitors are replaced. All radiators are in a working condition in the vestibules. Matter is tabled as confirmed by the Superintendent.

4. Update on the hopper doors

Hopper doors have been completed. Luna Park Housing Corp. has paid its portion. The company has replaced all doors which seem to be working properly. Eric Szurant says that we have been given a 1-year warranty on all the hardware and we will conduct an inspection before the warranty is up to make sure they all close properly and that they work fine.

5. Steam leak between building 1 and 2

Steam leak has been discussed as part of the approval of the minutes. Tatyana Yezerskaya asks Ernest Susco to expedite it as much as possible. Ernest Susco will try to expedite with HPD.

6. Smokestack Project

Bricks have been ordered. Ernest Susco and Eric Szurant with L&M & HPD had a kick-off meeting last week and the project is scheduled to start in May. Sprint will have their equipment removed towards the end of March. We still don't have a report from the company that was hired to conduct a drone test. All we can provide to the Board for review is the footage of the video that was taken by the drone to show the extent of the damage as captured on the inside of the stack by the drone.

7. New Business

- Letter from Marissa requesting the attorneys to start a civil suit to recoup money from the indited persons. KCDA is going back to 2010 in their investigations. Adam Leitman Bailey says that another way to do investigate and begin fraud cases is by going according to when one found out about it and that would be 2018. Adam Leitman Bailey says that someone has to make a motion and they can start the lawsuit right away. Courtney says that we can try to start from the day the discovery was made. Keith Murphy asks if it makes sense to start this case. Ernest Susco says that from what we know, the indited persons were supposed to have a trial now but it has been pushed back to March because they



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made some sort of a deal involving giving up apartments in Luna Park. Tatyana Yezerkaya makes a motion to have ALB's firm to start the case. Keith Murphy seconds. Peter Rey and Olga Gitlin are in favor. Management is to obtain reports from ALB's firm to ascertain that the investigation could be financially profitable for Luna Park.

- Eric Szurant informs the Board that him and Ernest Susco did a walk through the property to determine where we can plant trees in-house 15-17 ft all around the property as we have lost many of them throughout the years. We will need a company to prune the dying trees. Ernest Susco has contacted the NYC Parks Department to find out who they purchase their trees from to get a better deal. We're trying to get the parks dept help us get better prices on the trees. Keith Murphy makes a motion to pursue the project. Tatyana Yezerkaya seconds. Olga Gitlin and Peter Rey in favor.
- Tatyana Yezerkaya brings up a question about families that need additional help paying for maintenance. Darya Ilina states that she has been in contact with HPD and the Councilman Chaim Deutsch's office regarding this matter. Unfortunately, HPD does not provide any financial assistance to the families struggling to pay their maintenance fees. However, Councilman Deutsch's office was able to provide information for a caseworker who may be able to help families obtain information about some resources that may be available to them. The shareholders facing financial hardships may contact Deutsch's office directly or may reach out to the social worker Yeva (Shorefront Jewish Community Council) at (718) 743-0575 Ext. 7511.
- Letter from the Holocaust Survivors: Tatyana Yezerkaya states that they can't pay rent now due to the loss of supporters. Ernest Susco says that we have many vendors who found themselves in the same situation due to the impact of COVID-19. with the holocaust. A proposition is made to move the Holocaust Survivors to the space formerly occupied by the library. The Lady's Club can use the Board's room whenever they need to meet and the space occupied by the Holocaust Survivors group can be rented to a commercial vendor. Tatyana Yezerkaya makes a motion to offer the Holocaust Survivors to move to the library space free of charge. Keith Murphy seconds the motion. Olga Gitlin is in favor and Peter Rey abstains.

- Meeting adjourned at 9:54 p.m.
- Minutes submitted by Office Manager, Darya Ilina.