



HOUSING CORPORATION

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

Board of Directors Meeting

(April 28th, 2021)

Date: April 28th, 2021
Time: 7:00 p.m.

Type: In-Person Meeting

I. ATTENDEES:

Board Members: Roman Grinberg, Sergey Yegorov, Isolda Israilov, Rita Kapilevich, Igor Shulman, Sonya Brener, Keith Murphy, Olga Gitlin, Ernst Rutenberg.

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

Legal Counsel: Adam Leitman Bailey, Vladimir Mironenko

Luna Park Housing Corporation: Eric Szurant

Call to Order: 7:35 p.m.

1. Approval of minutes:

Isolda Israilov motions to waive reading of the minutes from the meeting of March 2nd, 2021. Rita Kapilevich seconds. Motion carries 6:0:1. Approval of the minutes is tabled.

2. Election of officers:

President - Isolda Israilov nominates Roman Grinberg for the position. Sonya Brener seconds. No other nominations follow. Roman Grinberg is the President of the Board of Directors.

Vice President – Igor Shulman nominates Sergey Yegorov for the position. Isolda Israilov seconds. No other nominations follow. Sergey Yegorov is the Vice President of the Board of Directors.

Secretary – Sonya Brener nominates Rita Kapilevich for the position of the Secretary. Keith Murphy seconds. No other nominations. Rita Kapilevich is the Secretary.

Treasurer – Rita nominates Isolda Israilov to be the Treasurer. Roman Grinberg seconds. No other nominations. Isolda Israilov is the Treasurer.



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Assistant Secretary – Isolda Israilov nominates Sonya Brener for the position. Rita Kapilevich seconds. No other nominations. Sonya Brener is the Assistant Secretary.

Assistant Treasurer – Roman Grinberg nominates Igor Shulman for the position. Keith Murphy seconds. No other nominations. Igor Shulman is the Assistant Treasurer.

3. Smokestack

Ernest Susco updates the Board on the status of the repairs: the scaffolding is being erected.

4. Steam Leak

Luna Park went out to bid. Engineering company sent out wrong bidding packages but they have been re-sent and we are waiting to receive them from the bidders. Once the bids are received, they will be presented to the Board of Directors for review and approval.

5. Façade Inspection

The City of New York has changed the regulations to require scaffolding and drops every 60ft which for Luna Park means 120 drops. Per the new City requirement, Luna Park would have to hire a contractor to make approximately 80 holes (3x3 FT each) in the mortar of the façade. However, we are working with the engineers to see if we can avoid doing this since the bricks were only installed 10 years ago. The DOB requires this project to be complete by February 2023. Between the architect and the contractors, this project will cost Luna Park close to half a million dollars.

6. Security

- Roman motions to create committees to evaluate the current security company and for the Management to look for a new security company in the meantime. Motion carries 8:0:1. Sergey Yegorov, Sonya Brener and Roman volunteer to be on the committee. Rita Kapilevich motions to allow shareholders to join the committee. Isolda Israilov seconds. Motion carries unanimously.



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Management is to send reports prepared by ALB's group regarding the security companies they had interviewed on Luna Park's behalf prior. Igor Shulman makes a motion to terminate Ramon Perez. Sonya Brener seconds. Ernst Rutenberg is in favor. Roman Grinberg, Keith Murphy, Olga Gitlin are against. Rita Kapilevich, Sergey Yegorov and Isolda Israilov abstain. 3:3:3. Motion does not pass.

7. Terrace Painting

Eric Szurant reports that the maintenance crew has completed 10 floors; it takes about 1 week to complete 1 floor. Eric suggests using a different paint on the floors starting with building 2 because the paint that is currently being used isn't holding up well. Ernest Susco spoke with SIKA regarding the product they offer that is similar to epoxy and comes with a 4-5-year guarantee.

8. Tree planting

To date, grounds crew has planted about 12 trees in the interior walkways. In total, Luna Park has purchased 50 trees and received 12 trees for free from the Parks Department. We are looking to hire a company to prune the trees around the property.

9. New Business

- Adam Leitman Bailey informs the Board that if they wish to proceed with the lawsuit against Anna Treybich, the suit must be filed by May 5th, 2021. Adam's recommendation is to send the court summons with notice which would allow Luna Park to hold the claim without missing the deadline to see what happens with the DA lawsuit. 9:0:0 in favor. Adam is to proceed with sending the court summons with notice.
- Roman Grinberg makes a motion to close the case on Mikhail Diner and Tamara Diner. Igor Shulman seconds. Adam Leitman Bailey advises that the Board does



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not have the authority to close this case. Sergey Yegorov, Isolda Israilov, Rita Kapilevich, Sonya Brener, Ernst Rutenberg are in favor. Keith Murphy and Olga Gitlin are against. 7:2. Motion carries.

- Roman Grinberg makes a motion to stop all payments to Gallet Dreyer & Berkey, LLP and have ALB's office handle all cases that are currently with Gallet Dreyer & Berkey's office. Isolda seconds the motion. Motion carries unanimously.
- Isolda motions for David Baron not to sign any more checks and have only the Board officers sign the checks. Roman seconds the motions. Motion carries unanimously.
- Ernest Susco informs the Board that there is a leaking return line in building 4 that is causing significant water loss and the boilers to go off on low water. Plumbers were on the property today to pressurize the pipe and tomorrow they are coming back to inspect the pipe with a camera to identify the exact location of the leak.
- Internal Transfers – HPD requires Management to collect full amounts from people transferring internally. There is a company that loans people money to people to use for their equity payments. Ernest Susco asks the Board if they would like to allow internal transfer applicants to borrow money from this company. Rita motions in favor. Isolda Israilov seconds. Motions carries.

- Meeting adjourned at 8:58 p.m.
- Minutes submitted by Office Manager, Darya Ilina.