



HOUSING CORPORATION

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

Board of Directors Meeting

(December 12th, 2022)

Date: December 12th, 2022

Type: In-Person Meeting

Time: 7:00 p.m.

I. ATTENDEES:

Board Members: Roman Grinberg, Sergey Yegorov, Isolda Israilov, Sonya Brener, Genadi Rabinovich, Alexander Shaporov, Ernst Rutenberg, Semyon Binder, Rita Kapilevich,

Metro Management Development, Inc.: Ernest Susco

Legal Counsel: Vladimir Mironenko

Luna Park Housing Corporation: Eric Szurant

Call to Order: 7:00 p.m.

Zoom is on. All shareholders present at meeting for 15 minutes.

1. First shareholder (Vadim) was inquiring about certain apartments that were reported and what is being done:

Vladimir Mironenko let him know the apartments in question are currently in court or are under investigation and additional information may be necessary.

2. A second shareholder (Mikhail Diner) was asking questions about Roman Grinberg and Alexander Patlakh about what is being done from the November 15 meeting. Mikhail Diner wants to know what the board will vote about it. Mikhail Diner wants to attend a Board Meeting so they can apologize to him:

Vladimir Mironenko let him know that the Board is not voting on anything from the November 15th meeting in regards to Mikhail Diner.

JASA discussion:

An individual wants to rent space for 10 years at \$3,300.00 a month and first two (2) months free. Wants to renovate and open a party space.

Vladimir Mironenko will get this person's plans for space and proposal to see and understand if it is doable.



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1. Approval of minutes:

Roman Grinberg motions to approve minutes. Alexander Shaporov seconds the motion.

All in favor to approve minutes.

2. Update on electric:

Eric Szurant states that electricians put service on in building 3. DOB will come on November 19th and will do a final sign off. Refunds for building 3 will go out in January.

3. Update on plumbing:

Ernest Susco states that because of liability, they are requiring more insurance and waiting now to hear back from the courier. The pipes are in very bad condition and need to be changed. Once everything is signed, they must begin work.

4. Dog park:

The artificial grass is going to cost \$106,000 and \$9,000 to remove the chips. After speaking to shareholders who signed the petition to get information about grass area for new dog park. Isolda Israilov makes a motion to move the grass area to the new dog park.

Genadi Rabinovich seconds motion.

All in favor for new dog park grass area.

There will be an iron fence with a key fob system. Only dogs that are registered will get the key fob.

5. Automating the boiler room:

Equipment is already being installed. Tech will come down and show how everything will run. By next week, everything should be done.



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6. City lead inspection for apartments:

Need to start to certify apartments for city lead free asbestos free. Company price \$350.00 per apartment to do an inspection, give a report, and get certificate if it is lead free.

7. Concrete pads for furniture:

Furniture/recycling near an area to keep things.

Genadi Rabinovich makes a motion.

Sonya Brener seconds.

All in favor to build a secure space to hold furniture/recycle.

8. Door repair replacement for all buildings:

Choice Construction has the right insurance, so they can do the doors. They will do two doors and it will be inspected before they continue. It will cost under \$700.00

9. Mikhail Diner:

10. Concrete ramp installation:

Ramps need a replacement.

Alexander Shaporov makes a motion to replace ramps.

Genadi Rabinovich seconds.

All in favor.

11. Wells Fargo:

\$48,000.000.00 is what is left on loan.



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12. New business:

- A.** Roman Grinberg brought in a sample Italian tile to be viewed to use for renovating the lobbies. Sonya Brener tells Roman Grinberg that this work should be done professionally; not use unprofessional people who do bad work. Roman Grinberg told Sonya that it's not done how he wants it; it's done how the Board votes, so that's why he brought the tile for all to view and also stated that he is not the one choosing the company and does not bring unprofessional people.

Sonya Brener also wants the intercom to be done as soon as possible, but it will have to be done while the lobby renovation is also being done. Doors, mailboxes, intercom system will all be changed during renovations.

- B.** Gallet Dreyer: Roman Grinberg motioned to reinstate Gallet Dreyer Berkey to handle fraud cases and other cases they had started prior to the new negotiations.

All in favor.

- C.** Elevator company was invited to give a presentation on new elevator equipment.

Meeting adjourned at 10:00 p.m.
Minutes submitted by Isolda Israilov.