



HOUSING CORPORATION

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

Board of Directors Meeting

(February 17th, 2026)

Date: February 17th, 2026

Type: In-Person Meeting

Time: 7:00 p.m.

Zoom meeting took place
between 7:00-7:15pm

PRESENT:

Metro Management Development, Inc.: Ernest Susco

Board Members: M. Etelzon, E. Galitskiy, E Olkhovetskiy, S. Yegorov (by phone), A. Uteyev, I.Vinokur, I Ostrovskiy.,

E. Vitomsky is absent.

Luna Park Housing Corporation: Eric Szurant

Call to Order: 7:00 p.m.

1. Buildinglink software presentation:

Mr. Szurant explained that our maintenance department informational system did not change since the time of Luna Park creation in 1960. We still use paper slips to assign and control the repairs in shareholders apartments. We need to upgrade it to the modern one that will keep all the information about conditions and work done in electronic format. It will make our maintenance shop more efficient.

Representative from the "Building link Co." explained how the system works. In addition to full control of the apartment repairs information, it also includes emergency notification system and many other efficient options. It is successfully implemented and works in numerous City developments and around the USA.

The Board discussed the issue and in general is in favor of its use in Luna Park. The presenter still must finalize the financial cost, send it to LP management, and the final decision would be discussed at the next Board meeting.



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2. Monthly administration report:

Playground is completed and open for business. However, some minor problems should be fixed. It will be done when weather will improve.

Laundry room renovation in Building 4 is planned to start on February 20th.

Elevator renovations contract is finalized and the elevator company is in the process of ordering and manufacturing necessary equipment. Work in the buildings is expected to start in April.

The business of Beauty salon did not yet renew the contract and works on a month-to-month basis.

3. Homeowner's apartment insurance:

It had been discovered that not every apartment holds mandatory required homeowners' insurance. To enforce that rule, the Board decided that with annual financial affidavit presentation the shareholder must present to the management a copy of the homeowners insurance.

Votes for: M.Etelzon, E Galitskiy, E Olkhovetskiy, S Yegorov (by phone), A Uteyev, I Vinokur, I Ostrovskiy,
Against: None.

At the current time the absence of homeowners insurance requires \$50 monthly penalty established 13 years ago. Mr. Etelzon suggested to increase it to \$100 due to inflation.

Votes for: M.Etelzon, E Olkhovetskiy, I Ostrovskiy,
Abstain: E Galitskiy, S Yegorov (by phone), A Uteyev, I Vinokur
The motion did not pass.

The Board decided to create a committee with two members (Mr. S Yegorov and Mr. A Uteyev) to check current situation with shareholders' insurances.

4. Parking exemptions:

The Board discussed several requests from shareholders with special situation regarding parking renewal and decided regarding each of them. The Board strictly follows HPD requirements that parking space is rented only in case when person is a resident (should be listed on affidavit) of Luna Park and the car insurance and registration on their name have LP address.



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5. Review of Business space:

It was discovered that several places rented by LP to businesses do not have appropriate space certification. It creates possibility to receive fines from the City. For example, the space is listed as a storage area and is rented for something else.

The Board suggested to Management to clarify the situation and to take the necessary steps for appropriate reclassification.

6. JASA's new dishwasher installation:

JASA asked for permission to install a new dishwasher. However, at the time being JASA still did not renew lease and continue to operate on a month-to-month basis. The Board doesn't want that situation to continue and asked our legal counsel to take appropriate actions. The dishwasher request is postponed until the lease resolution.

7. Discussion regarding personal decorum of Board Member E. Vitomsky is postponed to the next Board meeting due to his absence.

Meeting adjourned at 10:10 pm.

Minutes submitted by Emmanuil Galitskiy