



HOUSING CORPORATION

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

Board of Directors Meeting

(December 16th, 2025)

Date: December 16th, 2025

Type: In-Person Meeting

Time: 7:00 p.m.

Zoom meeting took place between

7:00-7:15 p.m.

PRESENT:

Metro Management Development, Inc.: Ernest Susco

Board Members: M. Etelzon, E. Galitskiy, E. Olkhovetskiy, S. Egorov, A. Uteyev, E. Vitomsky, I. Vinokur, I. Ostrovskiy.

V Gilman is absent.

Call to Order: 7:00 p.m.

1. Interview with a candidate for position of LP audit accountant Mr. Molina

Mr. Molina has extensive experience of running similar duties with neighboring private and Mitchell Lama coops. In particular, he works with Trump village, section 3. The Board member contacted Board members of the Trump coop and receive positive recommendations. Mr. Molina answered numerous questions from our Board members.

After discussion the Board voted to hire Mr. Molina as our audit accountant.

All 8 present Board members voted: "Yes"

2. New lease for the "Beaty Salon" in building 5

The board reviewed a letter from the Beauty salon in bld. 5 about the new lease.

The board decided to leave the original proposal as it already voted on the board:

5 years, 3% increase in a year, starting at \$2100, plus electricity: \$300/ month until meter installed.

If a tenant will not sign a new lease before January 1, 2026, the tenant will stay without lease on the month-to-month.



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basis and can be asked to vacate space within 30 days if and when another tenant will agree to sign the lease with the same or better for Luna Park Housing condition (higher rent, etc.).

Vote results:

For: M.Etelzon, E. Galitskiy, E Olkhovetskiy, A. Uteyev, E. Vitomsky, I.Vinokur, I Ostrovskiy

Abstain: S. Egorov

3. Room 7 rent in Jasa Center.

New business: "Legacy Felt" gave us an offer to rent the room, which is now available.

Board agreed to rent it for 5 years with a rent of \$600/monthly

Vote for: E. Galitskiy, E Olkhovetskiy, A. Uteyev, E. Vitomsky, S. Egorov, I Ostrovskiy

Abstain: I.Vinokur

Against: M.Etelzon

Meeting adjourns at 8:00 pm.