



HOUSING CORPORATION

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

Board of Directors Meeting

(January 30th, 2024)

Date: January 30th, 2024

Type: In-Person Meeting

Time: 7:00 p.m.

I. ATTENDEES:

Board Members: Emmanuil Galitskiy, Sergey Yegorov, Eric Olkhovetskiy, Genadi Rabinovich, Iosif Ostrovskiy, Irina Vinokur, Efim Vitomsky. Alexander Shaporov and Zinaida Krivorot absent.

Metro Management Development, Inc.: Ernest Susco

Legal Counsel: Vladimir Mironenko

Luna Park Housing Corporation: Eric Szurant

Call to Order: 7:00 p.m.

Zoom meeting took place between 7:15-7:30.

Guests: Igor Moiseenko – Luna Park band leader

Roman – American Security Company Owner

1. Igor Moiseenko asked new Board for permission to continue practicing at JASA Center and give Luna Park residents 3-4 free concerts per year:

All in favor to permit the band to continue.

2. Improvement of security services:

Board asked the owner of current security company "How can security services be improved?" including cell phone use by the guards, bicycle/parcel theft, tag checks for dog owners, and overall security improvements.

Roman suggested to take cell phones away from guards during shifts, having guards do patrolling all day instead of sitting at the table, and vertical checks on an hourly basis.

Board will make final decision at the next meeting. As asked to provide 24 hours security cost estimate for Luna Park. Company cost would increase by 58%.

Majority of Board members are not in favor of that idea.



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3. Update on mailboxes:

Mailboxes will be replaced by our Maintenance staff one building at a time which will drastically lower the cost of previous proposal.

All voted in favor. Eric Szurant will order mailboxes for first project building.

4. Update on intercom:

Intercom was approved by HPD.

All Board members against proposed system due to small size of the screen. Engineer will be invited for meeting to discuss change of screen size.

5. Maintenance duties:

Set up lobby cleaning and floor mopping schedule that will be available at each building.

6. Out-of-state license plates:

Car owners with out-of-state license plates should bring a proof of property ownership in order to obtain a parking sticker, otherwise will be denied.

6 in favor and 1 against.

7. Cellphone for Maintenance:

Maintenance staff will be permitted to carry cellphones, but limited use for emergency only.

5 in favor and 2 against.

8. Privatization report:

Lawyer prepared privatization report that will be available at the lobby of each building or can be requested by each shareholder at the office.

9. Synagogue parking:

Synagogue parking and use of rooms 7 and 8 will be discussed at the next Board meeting with synagogue president Semyon Binder.

All in favor.



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10. JASA lease:

JASA will be proposed to sign a 5-year lease on the same current rental agreement.

All in favor.

11. Parking lot cameras:

We need to get a price estimate to install.

12. Laundry:

Current company's lease is expired. Eric Szurant will discuss new laundry machine installation with renewal of the contract.

All in favor.

13. Dog friendly street salt:

It is financially impossible to replace due to current supply stock.

All in favor.

14. Outdoor garbage bins:

They should be replaced with wind-resistant equipment to prevent weather-related littering on the property. Eric Szurant will give options at the next meeting.

All in favor.

15. Election of a new treasurer:

It will be postponed until the next meeting due to absence of two Board members.

16. Playgrounds:

Abandoned playgrounds will be resurfaced; further use in discussion.

Meeting adjourned at 10:00 p.m.
Minutes submitted by Sergey Yegorov.