



HOUSING CORPORATION

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

Board of Directors Meeting

(April 21, 2020)

Date: April 21, 2020

Type: Conference Call

Time: 7:00 p.m.

I. ATTENDEES:

Board Members:

Tatyana Yezerskaya, Keith Murphy, Peter Rey, Olga Gitlin, Yevgeniy Litvak, Isolda Israilov, Rita Kapilevich, Roman Grinberg

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

Legal Counsel: Adam Leitman Bailey, Rachel Sigmund McGinley, Vladimir Mironenko

Luna Park Housing Corporation: Eric Szurant

Call to Order: 7:06 p.m.

Opening Comments:

Requested by Tatyana Yezerskaya for Management to take the minutes for this meeting. Rita Kapilevich asked whether the by-laws allow it. Adam Leitman Bailey explained that according to the coop's governing documents, anyone can take the minutes.

New engineering consultant peer review of L&M's chimney repair evaluation:

Tatyana Yezerskaya opened the meeting with a suggestion to invite a third-party engineering consultant to re-inspect the smoke stack and re-evaluate Lawless and Mangione's assessment of the smoke stack repair project. A discussion was held during which Yevgeniy Litvak asked Roman Grinberg to elaborate on the proposals collected from Allied Corp. to repair the smoke stack. Roman Grinberg stated that Allied Corp.'s proposals are less expensive.

Chimney Project:

Motion by Keith Murphy to move forward with the chimney repair project to avoid losing the 8A funds, as per HPD warning. Motion seconded by Peter Rey. Discussion followed. Roman Grinberg suggested that Luna Park uses Allied Corp. to complete the job and use the 8A loan money to repair the elevators. Ernest Susco explained that the 8A loan was signed in 2010 by the Board of Directors at the time for \$21 million of which \$2 million is left. In 2017, the Board of Directors decided to use this money to repair the smoke stack and the project was approved by HPD. Rachel Sigmund McGinley agreed with Ernest Susco that since the project has been approved by HPD and the money have been allocated, it cannot be used for any other project. Vote held with Tatyana Yezerskaya,



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Yevgeniy Litvak, Olga Gitlin, Peter Rey, Keith Murphy in favor, Rita Kapilevich and Roman Grinberg opposed and Isolda Israilov abstaining. Motion Carried.

DTM elevator consulting service:

HPD required Luna Park to employ elevator consulting company to obtain bids, provide maintenance specifications and analyze the bids for the elevator maintenance contract. DTM, Inc. Elevator Consulting & Drafting Services submitted a proposal for \$5,775.00 for the aforementioned services. Motion made by Yevgeniy Litvak. to accept DTM proposal; seconded by Tatyana Yezerkaya. Motion carried unanimously.

Concrete repair proposals for concrete work on W. 12th Street and W. 8th Street:

Proposals for concrete work on W. 12th Street and W. 8th Street have been obtained from the following vendors: The Construction Connection Inc., Fiorini Landscape, S.W. Contracting and Consulting, N.Y. Plumbing, Heating & Cooling. Per D.B.'s suggestion, Fiorini will be asked to update the square and linear footage to 4790 SqFt 402 Lft respectively; it has been agreed that the New York Plumbing proposal will not be considered because the company's quote is significantly higher than the others. Per David Barons's suggestion, Adam Leitman Bailey will be asked to prepare the contract for the project with a rider guaranteeing the work for at least 2 years. 8A loan money will be used to pay for the project.

New business:

- Motion by Tatyana Yezerkaya to sign a five-year lease agreement with the N.Y. Association of Holocaust Survivors; seconded by Olga Gitlin. Motion carried unanimously. Management is to prepare and ensure proper execution of the said agreement.
- Prior to the meeting, Olga Gitlin expressed her intention to resign from her position as secretary due to situational limitations. A discussion was held regarding Olga Gitlin remaining the Secretary without having to do the minutes until further notice. Adam Leitman Bailey stated that according to the corporate by-laws, it was not a requirement for the Secretary to take the minutes. Therefore, Olga Gitlin was able to remain in her position as the Board Secretary.

- Meeting adjourned at 8:20 p.m.
- Minutes submitted by Office Manager, Darya Ilina.