



HOUSING CORPORATION

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

Board of Directors Meeting

(September 13th, 2022)

Date: September 13th, 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, Semyon Binder, Rita Kapilevich, Ernst Rutenberg

Metro Management Development, Inc.: Ernest Susco

Legal Counsel: Vladimir Mironenko and Adam Leitman Bailey

Luna Park Housing Corporation: Eric Szurant

Call to Order: 7:00 p.m.

1. Approval of minutes:

Alexander Shaporov makes a motion to approve minutes. All in favor to approve minutes.

2. Lobby renovations:

Genadi Rabinovich presented all with drawings and materials. Next step all in favor to move forward.

3. Maintenance material back order:

Usually we get materials quick, but there is a supply chain issue.

4. J. Grace & Con Edison to present E.V. & building heating/cooling:

Joan Bucchino made a presentation along with a representative from Con-Edison regarding installing electric car charging stations in parking lot 6 at little to no cost to Luna Park. In addition, proposal was made to install electric heating and cooling was made at a cost of \$26-28 million dollars to Luna Park. Con-Ed would give a rebate up to two million if the project moved forward.



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5. JASA center update:

JASA was offered to stay at an increase rent of \$2,800.00 a month. This proposal is being sent to JASA.

6. Dog run update:

The dog run has been cleaned.

Waiting on wood chips.

The contractor work was not done well and not professional at all.

Alexander Shaporov motions to pay the contractor but for him to never to do work in Luna Park again.

Sergey Yegorov seconds. Roman Grinberg abstains. Sonya Brener against. 7 in favor 1 abstains and 1 against. Motion passed. Pay Jersey City for Housing Tourism and Agriculture Inc. 10,000 for the job and never have Ebrahim do work again.

7. Review letter from HPD:

Changes in the law for all Mitchell-Lama cooperatives regarding voting for Board of Directors. Proxy voting is no longer permitted; voting by absentee ballot only.

8. Update on façade:

They will start mobilizing for next week and will begin work.

9. Update on security:

Still no tables. There needs to be a meeting scheduled with security.

10. Update on plumbing:

The replacement of 10' water main will be moving forward. Bassolino Plumbing will be doing the work.



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11. Reduce parking fee 10 dollars:

Roman Grinberg makes a motion to reduce parking fee by 10 dollars.

Rita Kapilevich seconds.

All in favor to reduce parking fee.

12. Five parking spaces for visitors for holidays, weekends, & regular days after 6:00PM:

Roman Grinberg makes a motion for this.

Semyon Binder seconds and Sonya is for.

Sergey, Genadi, Alexander, Rita are against. No clear vote made.

13. Synagogue and pantry asking to sell old cables for money to help pay for soup kitchen.

The answer is no.

14. Three-level parking project update:

A feasibility study was conducted and it was determined a parking lot can be made. However, the cost of construction will prohibit Luna Park from moving forward at this time.

15. Door installation update:

10 new doors were purchased and will be installed in building five once received.

16. Open meeting:

Meeting will be open to all shareholders starting with the November meeting.

Shareholders will be able to call in on a Zoom link for up to 15 minutes.

17. New business:

Zory Levingart, a shareholder, came and spoke to the Board because he wants to use the JASA space after 4:30PM for his Defensive Driving School. Everyone agreed for him to pay \$300.00 a month and can use the space.

Meeting adjourned at 10:25 p.m.
Minutes submitted by Isolda Israilov.