Luna Park HOUSING CORPORATION
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Board of Directors Meeting Minutes
June 25, 2026

Time & Location: 7:00 PM at the JASA Center PRESENT:
Metro Management Development, Inc.: Ernest Susco
Legal Counsel: Vladimir Mironenko
Luna Park Housing Corporation: Eric Szurant
Board Members: E. Galitskiy, E. Olkhovetskiy, A. Uteyev, E. Vitomsky, R. Zeldin, E. Bard, A. Bendersky, E. Finkelshteyn, Y. Kaushansky.
Call to Order: 7:00 p.m.
A Zoom videoconference was held from 7:00 p.m. to 7:15 p.m.

Preliminary Motion – Recording of Board Meetings

Discussion: Before proceeding with the published agenda, the Board discussed whether to continue recording Board meetings.

Motion made by Mark Galitskiy to discontinue video recording of the Board meetings.

Second by Regina Zeldin.

Vote in Favor: Regina Zeldin, Mark Galitskiy, Ellen Bard, Alex Bendersky, Efim Vitomsky.

Vote Against: Yevgeny ("Joe") Kaushansky, Eugene ("Jay") Finkelshteyn, Eric Olkhovetskiy.

Absent: Andrey Uteyev.

Result: Motion passed 5–3.

Agenda Item #1 – MONTHLY ADMINISTRATION REPORT

Management provided updates on the elevator modernization project, reporting that work began on June 15 and was progressing on schedule. Management advised that the playground project remained on hold. Management also informed the Board that the independent accountant requested to present the draft audited financial statements at the September 15 Board meeting to allow sufficient time for Board review before the annual meeting. Finally, management advised that planning for the next required façade inspection cycle should begin in 2027, with preliminary estimates of approximately **$750,000–$800,000** and explained that the bidding and HPD approval process would need to begin well in advance of the 2028 filing deadline.

Agenda Item #3 – EMPTY COMMERCIAL SPACE

Discussion: The Board discussed options for the vacant commercial space. Management advised that the Corporation is currently losing potential rental income while the space remains vacant.

Board members discussed several alternatives, including leasing the space, renovating it before leasing, or pursuing other options to maximize its value. It was noted that there has been limited interest from prospective tenants, and additional marketing efforts should be considered.

Motion made by Eugene ("Jay") Finkelshteyn to engage a real estate agent to market the vacant commercial space for lease for a period of six (6) months and re-evaluate the results after six months.

Seconded by Mark Galitskiy.

Vote in Favor: Regina Zeldin, Mark Galitskiy, Ellen Bard, Alex Bendersky, Efim Vitomsky, Andrey Uteyev, Yevgeny ("Joe") Kaushansky, Eugene ("Jay") Finkelshteyn, Eric Olkhovetskiy.

Vote Against: None.

Abstained: None.

Result: Motion passed unanimously, **9–0**.

NON-AGENDA MOTION – REPRIMAND REGARDING BOARD INFORMATION SHARING

Discussion: The Board discussed concerns regarding prior access to the Corporation's security camera system by former Board President Michael Etelzon through a personal mobile device. During the discussion, Eugene ("Jay") Finkelshteyn and Yevgeny ("Joe") Kaushansky requested the identity of the individual who reported the concern. Regina Zeldin, Ellen Bard, and Andrey Uteyev declined to disclose the individual's identity, citing confidentiality. Following the discussion, the following motion was made:

Motion made by: Eugene ("Jay") Finkelshteyn

Second by: Yevgeny ("Joe") Kaushansky

Motion: To formally reprimand Regina Zeldin, Ellen Bard, and Andrey Uteyev for withholding Board information from other Board members.

Vote in Favor: Eugene ("Jay") Finkelshteyn, Eugene ("Joe") Kaushansky, Eric Olkhovetskiy.

Vote Against: Mark Galitskiy, Alex Bendersky, Efim Vitomsky.

Did Not Vote (subject of the motion): Regina Zeldin, Ellen Bard, Andrey Uteyev.

Result: Motion not passed 3–3.

Agenda Item #7 – SUMMER MAINTENANCE STAFFING

Discussion: The Board discussed hiring temporary seasonal employees to assist the maintenance department during the summer months while regular staff members are on vacation.

Motion made by: Eugene ("Jay") Finkelshteyn.

Second by: Mark Galitskiy.

Motion: To authorize the hiring of **three temporary employees** to assist the maintenance department during the summer vacation period.

Vote in Favor: Mark Galitskiy, Ellen Bard, Alex Bendersky, Efim Vitomsky, Yevgeny ("Joe") Kaushansky, Eugene ("Jay") Finkelshteyn, Eric Olkhovetskiy.

Vote Against: Andrey Uteyev.

Abstained: Regina Zeldin.

Result: Motion passed **7–1–1**.

Agenda Item #8 – EMPLOYEE SUMMER BARBECUE

Discussion: The Board discussed funding for the annual employee summer barbecue. Management explained that the employee barbecue is held every year for maintenance staff and requested funding for the event. Discussion also included the possibility of holding the barbecue in the community barbecue area.

Motion made by: Eugene ("Jay") Finkelshteyn.
Seconded by: Mark Galitskiy.

Motion: Approving **$1,500** for the annual employee summer barbecue.

Vote in Favor: Regina Zeldin, Mark Galitskiy, Ellen Bard, Alex Bendersky, Efim Vitomsky, Andrey Uteyev, Eugene ("Joe") Kaushansky, Eugene ("Jay") Finkelshteyn, Eric Olkhovetskiy.

Result: Motion passed unanimously (9–0).

Agenda Item #9 – DIRECTOR MISCONDUCT / BOARD VOTING PROCEDURES

Discussion: The Board discussed concerns regarding prior voting practices conducted by email and through proxy. It was noted that these practices were inconsistent with the Corporation's governing documents and applicable law.

Legal counsel advised the Board that:

- Directors may not vote by proxy.
- Board action outside of a meeting is permitted only through the unanimous written consent of all directors.
- When Board action is required between regular meetings, the preferred procedure is to call a special Board meeting rather than conduct voting by email.

Following discussion, the Board acknowledged counsel's guidance and agreed that future Board votes would be conducted during duly called Board meetings or special meetings, except where unanimous written consent is permitted by law. The Board further agreed to discontinue voting by email and by proxy.

No formal motion was made.
No vote was taken.

Agenda Item #10 – SECURITY OFFICE PRIVACY

Discussion: The Board discussed a request from Security to prevent unauthorized individuals from viewing the security monitors through the security office glass. During the discussion, an alternative to tinting the glass was proposed.

Motion made by: Eugene ("Jay") Finkelshteyn.
Seconded by: Mark Galitskiy.

Motion: To authorize Eric Szurant to implement, at his discretion, an interior privacy solution, including installation of a small curtain inside the security office, to prevent unauthorized viewing of the security monitors while keeping the glass entrance unobstructed.

Vote in Favor: Regina Zeldin, Mark Galitskiy, Ellen Bard, Alex Bendersky, Efim Vitomsky, Andrey Uteyev, Eugene ("Joe") Kaushansky, Eugene ("Jay") Finkelshteyn, Eric Olkhovetskiy.

Result: Motion passed unanimously (9–0).

Agenda Item #12 – WOLFSON'S MARTIAL ARTS

Discussion: The Board discussed ongoing lease negotiations with Wolfson's Martial Arts, including lease terms, legalization requirements, architectural work, and other matters related to the proposed lease agreement.

Motion made by: Mark Galitskiy.
Seconded by: Ellen Bard.

Motion: To authorize legal counsel to continue negotiations with Wolfson's Martial Arts and finalize a lease agreement based on the negotiated terms presented to the Board.

Vote in Favor: Regina Zeldin, Mark Galitskiy, Ellen Bard, Alex Bendersky, Efim Vitomsky, Andrey Uteyev, Joe Kaushansky.

Vote Against: Eric Olkhovetskiy.

Abstained: Eugene ("Jay") Finkelshteyn.

Result: Motion passed (7–1–1).

Agenda Item #17 – BEAUTY SALON LEASE (OKSANA)

Discussion: The Board discussed the status of the beauty salon operated by Oksana. Management reported that Oksana was a long-term commercial tenant whose previous lease had expired and who was occupying the premises on a month-to-month basis. The Board discussed options to retain the existing tenant and authorize management to execute a new lease.

Motion made by: Regina Zeldin.
Seconded by: Ellen Bard.

Motion: To authorize management to offer Oksana a new two-year lease for the beauty salon commercial space at a monthly rent of $1,800, subject to execution of the lease.

Vote in Favor: Regina Zeldin, Ellen Bard, Alex Bendersky, Efim Vitomsky, Andrey Uteyev.

Vote Against: Eugene ("Joe") Kaushansky, Eugene ("Jay") Finkelshteyn, Eric Olkhovetskiy.

Abstained: Mark Galitskiy.

Result: Motion passed **5–3–1**.

ADJOURNMENT

Meeting adjourned at approximately 10:08 PM.
Minutes submitted by Regina Zeldin