



HOUSING CORPORATION

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

Board of Directors Meeting

(September 23rd, 2020)

Date: September 23, 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

Luna Park Housing Corporation: Eric Szurant

Election Services United Corp.: Sandee Tovin, Chris King, Andrew

DTM Inc.: Bryan Casas

Call to Order: 7:10 p.m.

Approval of minutes: Discussion regarding the minutes from 06/18/2020; minor changes requested by the Board. Darya Ilina to amend the minutes and email them to the Board of Directors for approval.

Presentation by Brian from DTM regarding the elevator bids:

Each elevator company did a walk through independently and came up with bids independently. Majority of the bids were based on the replacement of hoist cables, traction shift and most want to get paid for the initial cost of replacement. DTM tried to make sure they could understand the potential cost of the work. All bidders are providing the same services. Each company had their own exclusions. All want to complete pre-maintenance work within 60 days of approval. Question by David Baron regarding the timeframe when the Hoist cables must be replaced. Explanation by Brian that judging by the last inspection in December, (if the cables meet the minimum diameter requirement of 4/10th of an inch) shortening of the cables is covered. Only major replacements are not. Brian does not believe that all 15 sets of cables will have to be replaced during the life of the contract. Only one is in bad shape and in need of replacement. David Baron notes that maybe we should ask the companies to revise their bids to make sure that maintenance of the hoist cables is included in the proposals



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which may save the coops tens of thousands of dollars in the long run. Requesting updated bids

from the elevator companies will delay the process of hiring a new company and we may potentially have to hire START for CAT1 in December. Discussion between Tatyana Yezerskaya, Roman Grinberg, Brian to send an email to all bidders for the best and final. Roman motions for Brooklyn Elevator. Isolda Israilov seconds. No additional votes. Tatyana Yezerskaya makes a motion to vote for Champion; Peter Rey Seconds. Keith Murphy, Rita Kapilevich, Yevgeniy Litvak, Olga Gitlin vote in favor of hiring Champion. Motion passes for Champion Elevator. Brian from DTM advises that the decision on how quickly the new company can start, will depend on how quickly HPD can approve it. Brian will try to expedite the approval process to the best of his ability. DTM can prepare the elevator maintenance agreement and have it sent to ALB's office for review and amendments. Rachel Sigmund McGinley advises that it will take her 1-2 days to review and finalize the contract. In total, according to Brian and Rachel, it shouldn't take more than 1 week to complete the process and have it sent to HPD for final review and approval.

Election Service regarding Annual Meeting and Elections:

ALB advises that last week we received a notification from HPD that we can start preparing for the elections although COVID-19 is still a concern and we must be careful about our procedures. Other properties have had elections via Zoom but he does not believe that it could work at LPHC. Extra precautions must be taken. We're not allowed to have an in-person meeting. Have a ballot with a special number and every proxy has a special number assigned to apt number if someone uses the proxy, we will know which apt it belongs to. One of the ways to do this is by conducting voting using the boxes, so that if the person decides to vote that way, if we have a quorum, we can do it that way. How to people campaign? Zoom, TV channel, Instagram or a live stream for the candidates to have debates in addition to any literature (bios) passed out to the residents. We cannot have an election within 30-60 days from now. ALB recommends to have an election in January. Ernie says that Julie Walpert sent a directive saying that election must be held before the end of December. ALB says that he can guarantee Julie's permission to have election in January. PR says that Proxies are fraudulent by default. ALB says that proxies are required by law as some people are unable to attend elections in person. Sandee interjects saying that they can do the meeting anyway the coop chooses to. David says that HPD will want the coop to hold the meeting anyway; candidate's night is not an HPD requirement; it's what the coops choose to do either according to the by-laws or because it has been traditionally done. Circulating bios is a feasible option as far as HPD is concerned. Other options such as screens in the lobbies for voting are available. Voting part can be done in-person. Election services can provide these services. Dial-in options are available. Virtual component is not required. HPD



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mandate is for every participant to be able to “hear and be heard” and not “see and be seen”. Sandee says that they’ve just held a virtual meeting which invited double the turn-around (50 last year vs. 141 persons this year). PR says that virtual meetings and or voting are not plausible at LPHC because not everyone has access to the devices. Rita Kapilevich supports him. Yevgeniy Litvak states that it would be very difficult to hear anyone with such a large number of people joining the call. Andrew from Election Services clarifies that on the call, only one speaker at a time will be heard and everyone else’s voices will be muted to prevent cacophony.

Ernest Susco states that the Board has to vote to agree to use Election Services for the elections this year. Isolda Israilov motions to vote for Election Services to hold elections. No one seconds. Discussions follow. Tatyana Yezerskaya suggests Board requests additional proposals from other election companies to compare prices and services.

Unauthorized investigations at LPHC:

Tatyana Yezerskaya states that the investigations that were started at Luna Park were not properly authorized by the Board of Directors referencing an article from “The Cooperator” dated June, 2008. Ernest Susco elaborates that Adam Leitman Bailey’s office is currently investigating multiple cases which were referred to them for various reasons including illegal subletting. Ernest Susco further explains that if a sublet situation is suspected, anyone, including Board members and other shareholders can report the situation to management for further investigation. Numerous cases had been started based on non-primary claims made by shareholders.

Apartment resales – update by Darya Ilina regarding the current process:

Presently only reinstatements are being processed while the new lottery lists and internal waiting lists are being reviewed by HPD. Reinstated lists consist of applicants who were on the original waiting lists, had submitted evidence of being on the original lists to HPD and have been approved by HPD to be placed back on the “reinstated waiting list”. The process is being handled by Management and HPD; the Board is not involved. Internal waiting lists are unavailable at this time as they are being reviewed by HPD. As soon as the internal transfer waiting lists become available, Luna Park will begin internal transfers. Tatyana Yezerskaya inquiries into why the Board members are not involved in the process. Ernest Susco clarifies that the Board is not involved in the process to avoid the same problem that took place prior to the onset of the investigations. Board of Directors is not involved to ensure that the HPD renders the final decision regarding approvals and protect the Board from potentially incurring unnecessary responsibility and involvement in the process. Adam Leitman Bailey confirms that this is the appropriate plan of action.



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Organize bid for owner representative:

Tatyana motions to hire an owner representative. Yevgeniy Litvak, Peter Rey, Keith Murphy, Olga Gitlin, Rita Kapilevich vote in favor. Roman Grinberg abstains. Isolda Israilov abstains. Motion passes 6:2.

Luna Park Website:

Old website is non-restorable. Board members voice concerns around the use of a Facebook group to share information regarding events at Luna Park. Official website would allow for the sharing of factual, accurate information. Tatyana motions to create a new website for Luna Park. Peter seconds. Rita Kapilevich, Yevgeniy Litvak, Keith Murphy, Roman Grinberg vote in favor. Isolda Israilov abstains. Motion Passes 7:1.

Thursday Meetings to be Restored:

Tatyana Yezerskaya makes a motion to restore Thursday hours; Keith Murphy seconds. Yevgeniy Litvak, Roman Grinberg, Olga Gitlin, Peter Rey are in favor. Thursday hours to resume. Rita Kapilevich mentions that at the meeting of 03.05.2020, the Board had made a resolution that only executive Board officers are allowed to come into the office without an appointment. Per this resolution, Rita Kapilevich, Isolda Israilov and Roman Grinberg, as non-executive Board Directors have to make an appointment to visit the office. Discussion follows.

Meeting Adjourned 9:48 PM

- Meeting adjourned at 9:48 p.m.
- Minutes submitted by Office Manager, Darya Ilina.