



HOUSING CORPORATION

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

Board of Directors Meeting

(July 14th, 2021)

Date: July 14th, 2021

Time: 7:00 p.m.

Type: In-Person Meeting

I. ATTENDEES:

Board Members: Roman Grinberg, Sergey Yegorov, Isolda Israilov, Rita Kapilevich, Igor Shulman, Sonya Brener, Keith Murphy, Olga Gitlin, Ernst Rutenberg.

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

Legal Counsel: Adam Leitman Bailey, Vladimir Mironenko

Luna Park Housing Corporation: Eric Szurant

Call to Order: 7:19 P.M.

1. Approval of minutes:

Roman Grinberg motions to approve the minutes of 06/09/2021. Isolda Israilov seconds. 4 in favor. Rita Kapilevich abstains. Minutes approved. Rita Kapilevich makes a motion for Darya Ilina to take minutes for this meeting. Isolda Israilov seconds. Motion carries.

2. Discussion of President:

Isolda Israilov states that there were issues that she wanted to bring up at the Board meeting but the issues have been resolved prior to the meeting hence there is no need for a discussion.

3. Security:

Roman Grinberg makes a motion for Watchguard 24/7. Keith Murphy seconds. Motion Carries.



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4. GEKON business lease:

Vladimir Mironenko states that according to Section 9 of the By-Laws, the Board of Directors can rent to commercial clients but if the lease wasn't approved by the entire Board and if the lease amount is below the market value, the Board can try to challenge the current lease. Isolda Israilov states that the lease is below the market value in this area states that going forward, the empty commercial spaces should be advertised public ally in the newspapers etc. Isolda Israilov proceeds to say that she believes that the current rent amount for the space occupied by GEKON should be increased to account for such a large space at this location. Rita Kapilevich makes a motion to increase the rent amount to at least \$2000/month. Vladimir Mironenko suggests that the Board approaches GEKON with this proposition and based on the response, decide on the next step. Motion to negotiate rent increase for GEKON passes 6:3.

5. Capital Assessment:

Ernest Susco states that First Sale Capital Assessment has been approved by HPD and we have reached out to Honest Ballot to obtain a quote for the voting part. The company gave a price of under \$13, 000 which is significantly less than ESU (~\$18,000). Luna Park can tentatively aim to hold the informational meetings and the voting during the second week of September. Roman Grinberg motions to hold the 1st informational meeting on September 13th, 2021. Sonya Brener seconds. Motion carries.

6. New Parking Lot - update:

Preliminary sketch of the proposed parking lot has been provided to the Board for review, however, the price tag for the project is tremendous ~\$1,5 mil. If we do some work ourselves, we might be able to lower the price to ~ \$1 mil. But at \$70 per space, it will take Luna Park approximately 13 years to recoup the money.



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Ernest Susco states that we will try to obtain additional prices from other contractors to see if we can get a lower price.

7. Steam Leak - update:

Ernest Susco states that originally there were two leaks in the pipe; one was going down into the building 1 basement and other one where the expansion joint is. When NYP excavated, replaced 25-30 feet of pipe and did the pressure test, they discovered 2 additional leaks so we ended up replacing the whole pipe. There is a fresh water sewer line underneath the steam pipe that was also leaking so NYP repaired that as well.

8. New business

- Sonya Brener asks when the arm gates installation will be completed. Ernest Susco states that all of the power & electrical connections have been run to where the gates will be installed. However, it's taking the company longer than expected to receive the gates. As soon as they come in, installation will begin.
- Someone is interested in the space formerly occupied by the Holocaust Survivors group. They wish to open up Dry Cleaners. Per Board's instruction, Management is to negotiate the rent amount.
- Ernest Susco informs the Board that Julie Walpert of HPD has hold David Baron that the Board of Directors must select a company to represent Luna Park in the HPD cases by the end of July, 2021. Ernest Susco states that per HPD, ALB's firm cannot handle these cases. Roman Grinberg makes a motion for the current legal counsel i.e., ALB, PC to continue to handle non-HPD cases and allow Gallet Dreyer & Berkey to continue handling HPD cases. Keith Murphy seconds. Motion carries.
- Keith Murphy asks what is going on with the dog runs and why they are closed. Ernest Susco explains that they are closed because one of the



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shareholders called HPD and complained that the dog runs are not up to the NYC code which requires the fences around the dog parks to be no less than 6 ft tall and the dog runs had to be closed. Keith Murphy asks if one of the unused playgrounds could be converted into a dog run, instead. Management and Maintenance are to look into it.

- Rita Kapilevich states that she does not believe that it's a good idea for the Board members to be showing apartments with the management. Rita Kapilevich Motions to stop this practice. Keith Murphy seconds. Motion carries 6:3.

- Meeting adjourned at 08:55 p.m.
- Minutes submitted by Office Manager, Darya Ilina.