



HOUSING CORPORATION

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

Board of Directors Meeting

(December 9th, 2025)

Date: December 9th, 2025

Type: In-Person Meeting

Time: 7:00 p.m.

I. ATTENDEES:

Board Members: Emmanuil Galitskiy, Sergey Yegorov, Vadim Gilman, Michael Etelzon, Andrey Uteyev, Iosif Ostrovskiy, Irina Vinokur, Efim Vitomsky, & Ernest Olkhovetskiy. Efim Vitomsky is *absent*.

Metro Management Development, Inc.: Ernest Susco

Legal Counsel: Vladimir Mironenko

Luna Park Housing Corporation: Eric Szurant

Call to Order: 7:00 p.m.

Zoom meeting took place between 7:00-7:15 p.m.

1. Discussion of removal Vadim Gilman from the Board of Directors for cause

Before Discussion on item 1 started, Mr. Gilman stated that after the email vote on the same issue, he was not given 30 days to prepare his defense. He stated: "I want the record to reflect that no 30-day written notice stating specific allegations has been served on me as required by the by-laws".

Mr. Etelzon explained, and it was confirmed by Vlad Mironenko, that the 30-day time (according to bylaws) will start after today's Board meeting, where all accusation will be made and evidence will be provided.

If resolution of initiating of removal will pass, all documents and resolution will be provided to Mr. Gilman for preparation of his defense. After 30 days, on the next board meeting, Vadim Gilman will present his defense and board will vote again.

Mr. Etelzon presented proves of numerous violations conducted by Mr. Gilman. That includes, but not limited to inappropriate emails to Board Members, harassment, false accusations, open threats to Board members and so on.

All together 10 (ten) points of accusation.

After discussion, the vote took place.



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Result: The Board decided to initiate the process of Mr. Gilman's removal from the Board.

Votes for: M.Etelzon, E Galitskiy, E Olkhovetskiy, I. Vinokur, I. Ostrovskiy. E.Vitomskiy(by phone) (6)

Votes against: S. Egorov, A. Uteyev, V. Gilman(3)

Result: The process of Mr. Gilman removal from the Board had been initiated. A 30-day written notice stating specific allegations with evidence has been served to Mr. Gilman on 12/9/2025 in a form of the Resolution signed by president and vice-president: M.Etelzon and E.Galitskiy.

2. Monthly Administration Report

Playground:

Playground work has been practically completed. Contractor still must perform some minor corrections before final payment. Benches and trees will be installed next. We also plan to add ping-pong tennis table. It was suggested to explore a possibility to create running track around the playground. Mr. Szurant will evaluate it.

Laundry Renewal:

The laundry room renovation in Building One started. The estimated time for completion is 6 weeks.

Elevator Contract:

The elevator contract was signed on November 5th and sent to HPD for approval. It is still being evaluated by HPD, and it delays the start of the work.

3. Gas alarms to shareholders

Mr. Susco informed us that according to new City regulations it is necessary to install new gas detectors in each apartment bedroom. The Board discussed how to finance these City requirements. However, no decision was made.



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4. Proposal to upgrade ZOOM portion/audio recording of meeting

Mr. Olkhovetskiy suggested to upgrade Board room electronic equipment to create better ZOOM communications system.

Board decided to purchase better amplifiers and microphone for the general shareholders meeting at the JASA center.

Vote for: M. Etelzon, E. Galitskiy, E. Olkhovetskiy, S. Egorov, A. Uteyev, I Vinokur, I. Ostrovskiy.

Vote against: Mr. Gilman.

Mr. Uteyev volunteered to explore what equipment for the Board room should be purchased and to install it.

Decision regarding the Board room electronics upgrade was postponed.

5. Limiting access to corporate attorney

Mr. Etelzon suggested to establish new rules for communication with a corporate attorney. The goal is to reduce legal costs to Luna Park. He suggested that only President, Vice-president and Treasurer should email the attorney. If another director wants to email LP Attorney he has to have approval either of one of the Board officers, or LP manager or majority of the Board members.

After the intense discussion, the motion did not pass.

6. Gekon's space in BLDG #2 becoming available

The Board was informed that Gekon corporation will not renew its rental agreement with Luna Park. The space in building 2 would be offered to another tenant. At the moment, we have 2 candidates.

7. Additional fencing

Mr. Olkhovetskiy suggested to install on West 8th street gates and fencing similar to the one on West 12th. During discussion several Board members agreed that although it would be nice to do that, we have to wait with the project right now. Mr. Egorov expressed reservations regarding legality of the action.

The vote for: Mr. Etelzon, Mr. Olkhovetskiy



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Vote

Against: Mr. Egorov.

All others -abstain.

The motion did not pass.

8. Renting the storage room in BLDG #4

We have a tenant who is willing to rent a small room in building for business.

Vote: For — M. Etelzon, E. Galitskiy, E. Olkhovetskiy, S. Egorov, A. Uteyev, I. Vinokur, I. Ostrovskiy.

Abstaining — Mr. Gilman.

9. Discussion regarding the rat issue

Mr. Szurant informed that additional 55 rat poison stations were installed and hopefully that will improve the rat situation.

The Board will require security to report and management to issue fines for the tenants who continue to feed squirrels and pigeons on the property.

10. Recouping the \$830,000

Mr. Etelzon informed the Board that he asked management to arrange a meeting with the head of HPD Mr. Donahue to discuss the issue.

11. New Business

a) Parking recertification:

Parking recertification will take place soon. The Board establishes a committee (I. Vinokur, I. Ostrovskiy, E. Olkhovetskiy) that will check that recertification will strictly follow HPD rules for parking.

Vote for: M. Etelzon, E. Galitskiy, E. Olkhovetskiy, S. Egorov, I Vinokur, I. Ostrovskiy.

Vote against: A. Utyeev

Abstaining: Mr. Gilman



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- b) Mr. Galitskiy suggested that with a goal to increase efficiency of the Board meeting its time should not exceed 3 hours and meeting always should adjourn no later than at 10 pm.

Vote for: 8 votes.

Motion approved

- c) New audit accountant.

Board scheduled interview with a new audit accountant on 12/16 at 7pm.

The minutes confirmed by 6 members of the Board: M. Etelzon, E. Galitskiy, E. Olkhovetskiy, I. Vinokur, S. Egorov, I. Ostrovskiy

Against – V. Gilman

Andrey Uteyev against item 1:

He stated: " These accusations against Vadim could also apply to other Board members, so it's not fair to point only at him. Some of these claims don't have real facts behind them."

Meeting adjourned at 10:30 p.m.
Minutes submitted by Emmanuil Galitskiy.