



HOUSING CORPORATION

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

Board of Directors Meeting

(May 23rd, 2023)

Date: May 23rd, 2023

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,

Metro Management Development, Inc.: Ernest Susco

Legal Counsel: Vladimir Mironenko

Luna Park Housing Corporation: Eric Szurant

Call to Order: 7:00 p.m.

Zoom is on. Vladimir Mironenko legal counsel. All shareholders present at meeting for 15 minutes.

1. First shareholder wants to know when Luna Park will go private?

Ernest Susco lets the shareholder know that we are locked into the Mitchell Lama program.

2. Why is recycling out in the street for all to see?

They are not finished building the space that will be covered and not visible with trash in all buildings yet.

3. The intercoms are broken and need to be fixed. When will this happen?

We are in process of changing the system.

4. Will immigrants be placed in Luna Park like they are in the schools?

Luna Park is not a school.

5. Intercom questions again?

Hopefully in 2023.



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6. Some shareholders want to know about the drug apartment status in building 1:

If there is one more complaint, he will be removed.

7. What is going on with the lobby?

We are currently looking at sketches.

8. Some shareholders want to know about the drug apartment status in building 3:

There is a court case and please submit all complaints about the apartment to Management.

Meeting at 7:20

1. Approval of minutes:

All in favor to approve.

2. Update on intercom:

We need to go to the engineer so that all companies can bid on the same work

A – digital B – option for face-to-face calls C – Which system will work best for our buildings?

3. Update on park paving:

Will get a contractor to come down to give a quote for the park pavement.

4. Update on additional gate at Building 2 parking lot:

In process of installing second gate.

5. Update on facade:

Last 3 buildings were filed as safe.

Buildings 1 and 2 were also refiled to be safe with the DOB.



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6. Update on plumbing:

ACP 5 report states that there is no asbestos.

7. Update on terrace:

The workers raised the price from \$5,000 to \$6,500.

HPD now wants bids with anything over \$5,000.

8. Update on benches:

Repair park benches.

\$1,000 per bench to do 40 benches at a time.

Alexander Shaporov states it is best to do all benches at same time.

All agree with Alexander Shaporov.

9. Merge of two security companies:

The owner of the security company is present at the Board Meeting.

He states that to avoid liability, he changed the name of his company and formed a new corporation once he bought another security company.

He also has the assessment signed under Article 23 of the current contract.

He is the guardian of the new company. Insurance is identical to the old company and there are no gaps in coverage and he is the qualifying offer for the new company just as he was for the old one.

It was a personal decision that will not affect Luna Park in any way.

Vladimir Mironenko wants all information sent over to be verified by legal counsel.

10. Pending lawsuit with ACTKO:

This company used to be the pest control company in Luna Park for many, many years. They claim that they were not paid and filed a lawsuit.

The receipts are in two parts: labor and material. Management only wanted to pay for labor and didn't want to pay for the materials because the receipts are unclear and they were never provided the materials to Luna Park.



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Today, we only still want to pay them for the labor and not for materials.

11. Lobby renovations:

Need to get pricing for windows and doors.

We have a price of \$32,000.

12. Air conditioner installation:

Because they were getting two hours overtime for more than five years, they are asking for that still moving forward.

We need to ask RAB attorney for advice on how to go about this.

13. New business:

Ernest Susco

A – update on IPNA: They came back and gave a 20-year plan. Luna Park will spend 69 million over 20 years: \$24,803,000 for the first year for concrete work, electrical, elevator, and heating upgrades. Soon will no longer permit oil tanks in 2024 and for the next meeting, if we could convert to gas or change 4 oil to 2 oil.

B – Luna Park needs a new lottery: Three-bedroom, two-bedroom, and studio apartments have no lists available. Need to open up the 2023 lottery. Roman Grinberg motions for a new lottery. All in favor for lottery process to start moving along.

C – To charge a \$500.00 penalty on a shareholder who is caught stealing packages in Luna Park. Roman Grinberg motions. Rita Kapilevich seconds. All in favor.

Vladimir Mironenko will find out information on how to do this legally, because it is needed with shareholders stealing other peoples' packages.

Meeting adjourned at 9:00 p.m.
Minutes submitted by Isolda Israilov.