



HOUSING CORPORATION

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

Board of Directors Meeting

(November 17th, 2020)

Date: November 17, 2020

Time: 7:00 p.m.

Type: Conference Call

I. ATTENDEES:

Board Members:

Tatyana Yezerskaya, Keith Murphy, Peter Rey, Olga Gitlin, Isolda Israilov, Rita Kapilevich, Roman Grinberg

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

Legal Counsel: Adam Leitman Bailey, Rachel Sigmund McGinley, Vladimir Mironenko

Luna Park Housing Corporation: Eric Szurant

Call to Order: 7:05 p.m.

1. Approval of minutes: Approved by Rita Kapilevich, Keith Murphy, Tatyana Yezerskaya and Olga Gitlin over email. Peter Rey approves over the phone. Isolda abstains. Roman against.

2. Review of Parking Exemptions

Keith Murphy states that the Board should vote for parking exemptions. Tatyana Yezerskaya states that it should be approved by the Board and Keith mentions that at the present time we have a request from a shareholder to have a vehicle registered in PA to save money on the insurance. Ernest Susco clarifies that according to the email the shareholder had sent; it is cheaper for them to have the registration in Staten Island. Peter Rey makes a motion to allow this exemption. Tatyana Yezerskaya seconds. Olga Gitlin, Rita Kapilevich are in favor. Isolda abstains. Darya Ilina asks for clarification from the Board on how such cases should be handled going forward. Tatyana Yezerskaya says we should look at them individually. Roman Grinberg states that each case should be reviewed individually and investigated. Discussion follows. Isolda Israilov states that proper



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investigation should follow a request to have an exemption. Darya Iлина suggests that going forward, whenever the Board or the Management receives a request for a parking exception, the entire Board will be asked to decide. Keith Murphy says that Roman Grinberg is correct in saying that everyone wants to save money by registering vehicles outside of the state. Ernest Susco states that if the Board wants to allow exceptions, we need a resolution by the Board stating that no-one can have exceptions or exceptions are allowed. Roman Grinberg states that any exceptions should be made according to proper investigation. Darya Iлина asks what we should do while the Board thinks about how they want to proceed with exemptions. The Board decides to table this matter: Tatyana Yezerkaya, Keith Murphy, Peter Rey, Olga Gitlin are in favor. Roman Grinberg and Isolda Israilov abstain.

3. Update on the cameras

Ernest Susco states that we've obtained some prices to purchase cameras from a company that we used in the past; it will cost about \$120,000 to do an in-house installation. We have obtained 3 bids from professional camera companies with \$189,000 being the lowest and \$235,000 being the highest bid. Tatyana Yezerkaya asks Ernest Susco whether the prices include equipment and labor. Ernest Susco confirms and proceeds to say that if we do this project in-house, the cost will be under \$100,000 for materials and \$20,000 in labor for a contractor giving Luna Park savings of \$60,000-\$80,000 roughly. However, the final prices will be available only if the Board decides to move forward with this project.

4. Purchase of bobcat

Eric Szurant says that we need this machine for removal of snow and would save coop money on snow removal companies. Keith makes a motion to approve the



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purchase of a bobcat; seconded by Isolda. Tatyana, Roman, Olga, and Rita are in favor. Motion passed. Eric is to move forward with the motion tomorrow.

5. Discussion of Christmas Bonuses

Ernest Susco believes that due to COVID it may make sense to increase the bonus amounts for the maintenance team because they have worked throughout the pandemic. Discussion follows. Ernest Susco also mentions that Eric has saved the coop a lot of money this year by doing many projects himself with the maintenance team. Tatyana Yezerskaya motions to accept the increases. Olga Gitlin seconds. Roman Grinberg, Isolda Israilov, Peter Rey, Keith Murphy are in favor. Isolda offers to increase the maintenance guys' bonuses to \$100 due to COVID-19. Majority is in favor.

6. 1st Sale Capital Assessment - approved by HPD

2 dates must be selected for the informational meeting regarding the Capital Assessment. We need two informational meetings (to be a combo of virtual meeting and telephone option) and then a day of voting with the electronic ballot machines in each lobby (just like ESU is doing for the annual) for a total of three dates (two informational meetings and one day for all day voting in lobbies).

7. Verizon is now available to the residents as an alternative to Optimum

Once Verizon is done with the installation of their equipment in all 5 buildings, they will be working on providing Luna Park with a security channel. Residents will be notified promptly once this channel is set up.

8. Report on the scope of work for plumbing repairs in building 3

Ernest Susco sent Rachel the proposal from RSP to change the water main in building 3 she came back with a couple of minor changes; the proposal has been



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sent back to the engineer to make the requested changes. Once they send it back, Eric will give them 2 additional companies for a total of 6 and we will move forward with obtaining some prices to have the water main repaired. This project will be done early next year. Eric Szurant states that the piping is original and should be replaced before the pipe bursts and causes extensive damage to the basement. He recommends having this work done as soon as possible to prevent that.

9. Board Elections Procedure – proxy form wording amendments

Rachel Sigmund McGinley states that the HPD approved the Proxy wording is waiting for Election Services to send them the documents. Tatyana Yezerskaya states that she read the letter from HPD regarding the election procedures and saw that if quorum cannot be reached, people will be allowed to go from door to door and collect proxies. Rachel clarifies that HPD was not going to allow multiple proxies to be submitted by one person and they were only going to allow it if quorum could not be reached. Tatyana Yezerskaya states that often people do not vote. Rachel reads the email from HPD date 10/28/2020 regarding the proxy procedures: "Only official printed proxies may be used. HPD will require that pre numbered proxies be mailed or emailed from a registered email address directly to the election company, which will be the sole approved proxy holder. In the event proxies are needed to achieve a quorum, upon application, HPD will permit door to door collection. They want us to prepare the documents and they will revise them as they see fit. Roman Grinberg says that phone meeting will not work for LPHC. He believes that LPHC residents should only be able to vote in the lobbies. Adal Leitman Bailey says that with the increasing number of COVID-19 cases, it is not safe to limit the election to the lobbies. Ernest Susco informs that Eugene Litvak is not going to finish his term and will be leaving Luna Park shortly; as such, there will be 4 people running and there will be an extra space on the ballot.



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10. Luna Park website is now active: www.lunaparkhousing.com

Darya Ilina updates the website and uploads new content to it. Feedback is welcome.

11. Letter from shareholders regarding Tatyana Yezerkaya

Matter Tabled

12. Space for pantry food distributions

Matter Tabled

Meeting Adjourned 9:30 PM

· Meeting adjourned at 9:30 p.m.

· Minutes submitted by Office Manager, Darya Ilina