



**HOUSING CORPORATION**

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

## **Board of Directors Meeting**

(June 9, 2021)

**Date: June 9<sup>th</sup>, 2021**

**Time: 7:22 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. Rita Kapilevich is absent.

**Metro Management Development, Inc.:** David Baron, Darya Ilina

**Legal Counsel:** Adam Leitman Bailey, Vladimir Mironenko

**Luna Park Housing Corporation:** Eric Szurant

**Call to Order:** 7:22 P.M.

#### **1. Approval of minutes:**

Isolda Israilov motions to approve the minutes of 05/13/2021. Roman Grinberg seconds. All in favor. Minutes approved.

#### **2. Capital Assessment Meeting:**

Roman Greenberg states that the BOD needs to decide on the date of the public meeting to inform the shareholders of the details of the 1<sup>st</sup> Sale Capital Assessment. Roman suggests to have the meeting scheduled before the end of the month. Isolda Israilov asks if the quorum requirements can be changed from 40% to 20% of eligible shareholders. Vladimir Mironenko explains that in order to change that, Luna Park would have to amend the by-laws and according to The New York Business Corporation Law, that would require the shareholders to vote in the affirmative of at least two-thirds. David Baron suggests that before Luna Park attempts to make any changes to the by-laws, they consult with HPD as any changes to the Mitchell-Lama coops' by-laws must be approved by HPD.

#### **3. Tesla charging station:**

Roman Grinberg states that contrary to the rumors, the charging station would generate extra income for Luna Park as users would be charged almost twice the amount of money that Luna Park pays for electricity. Roman Grinberg motions to



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approve installation of a universal electric car charging station at Luna Park. Roman Grinberg and Ernst Rutenberg are in favor. 6 against. Motion fails.

**4. New parking lot:** Eric Szurant states that the space selected for the new parking lot will be able to fit approximately 32 cars. Isolda Israilov states that originally, when the Board approved this project, they were under the impression that the new lot could fit close to 70 cars. Ernest Susco has contacted Lawless & Mangione and the company has agreed to provide Luna Park with free drawings/plans and estimates at no cost. Once the estimates are received, the Board can vote on it. Isolda Israilov motions to allow Lawless & Mangione to prepare a free set of drawings free of charge, as agreed. Olga Gitlin Seconds. All in favor.

**5. Outdoor Gym:**

Proposals are being collected for resurfacing of the playground and installation of the equipment. Once all proposals are received, they will be presented to the Board for review and approval.

**6. Façade Inspection:**

Proposals have been collected from four Engineering companies and presented to the Board. Isolda Israilov makes a motion to wait until the Management speaks with Lawless & Mangione to find out if they could lower their price and clarify how they are planning to take the probes. Roman Grinberg seconds. All in favor. Motion carries.

**7. Parking lot barrier gates:**

Eric Szurant informs the Board that we have obtained 3 proposals. Isolda Israilov asks Eric which company out of the three he would recommend. Eric states that he has worked with Global Security prior and had good experience with them.



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Isolda Israilov motions to hire Global Security to install the barrier gates. Sonya Brener seconds. All in favor. Motion carries.

### **8. New business**

- Isolda Israilov states that the women's club was once offered the space that had been formerly occupied by the library. However, it has since been offered to the Holocaust Survivors group. Isolda asks if the Board would agree to allow women's club to use the JASA community room after 4 P.M. and on weekends (when it is not in use by JASA) for their meetings. Isolda Israilov motions to allow the women's club to use the JASA Community room after 4 P.M. and on weekends. Keith Murphy seconds. No objections. Motion carries.

- Meeting adjourned at 08:30 p.m.
- Minutes submitted by Office Manager, Darya Ilina.