



**HOUSING CORPORATION**

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

## **Board of Directors Meeting**

(June 18<sup>th</sup>, 2024)

**Date: June 18<sup>th</sup>, 2024**

**Type: In-Person Meeting**

**Time: 7:00 p.m.**

### **I. ATTENDEES:**

**Board Members:** Emmanuil Galitskiy, Sergey Yegorov, Genadi Rabinovich, Iosif Ostrovskiy, Irina Vinokur, Efim Vitomsky, & Ernest Olkhovetskiy. Zinaida Krivorot was absent.

**Metro Management Development, Inc.:** Ernest Susco

**Legal Counsel:** Vladimir Mironenko

**Luna Park Housing Corporation:** Eric Szurant – absent

**Call to Order:** 7:00 p.m.

Zoom meeting took place between 7:15-7:30.

### **1. Monthly administration report:**

Mailboxes have been ordered for the remaining four buildings. The next installation will take place in Building #1 and scheduled to commence at the end of July.

Intercom work has begun in Buildings 1 and 2, with wiring being completed before panel installation.

Plumbing work in Building 3 is nearing completion, with preparations underway to close the walls where piping was installed.

Bids from five companies have been received for the playground project and the best company for the job will be selected.

### **2. Laundry room:**

Three companies have submitted proposals for the laundry room contract. The Board will review and compare the offers, and a decision on the best company to provide laundry services will be made at the next Board meeting.



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### **3. Elevator modernization:**

The existing elevators are outdated and require a comprehensive modernization, including the replacement of internal mechanics and electrical components. The Board is actively addressing this issue and will carefully evaluate options to determine the most suitable and effective solution.

### **4. Feasibility study for going private:**

A feasibility study is required to explore the possibility of Luna Park going private, which cannot occur until 2030 at the earliest. The study will estimate the expenses involved in this process, which will impact each shareholder. Two public meetings will be held prior to the determination, and a minimum of 67% votes is required to initiate the process.

### **5. Roof cameras:**

To address the ongoing issue of unauthorized individuals accessing the roof at all hours, roof cameras will be installed to enhance security monitoring. This measure is necessary as the current alarm system is not effectively detected by Security personnel. The cameras will enable real-time monitoring of the roof area. Additionally, an extra camera will be installed in the elevator room to prevent tampering and vandalism.

### **6. Holocaust memorial:**

The proposal to build a Holocaust memorial on Luna Park grounds was declined by the Board Members due to concerns raised by the shareholders. The concerns included safety issues and the overall aesthetic impact of the project on Luna Park grounds.

### **7. Synagogue expansion:**

The Board voted 5-2 in favor of allowing the Synagogue to expand its wall into Room 7. Additionally, the Board granted permission for Synagogue members to hold traditional Saturday Kiddush gatherings in the JASA room after prayer services, contingent upon the understanding that the room will be left clean and tidy after each event.



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**8. Dance Hall proposal:**

Luna Park band leader Igor Moiseenko has proposed opening a dance hall for individuals seeking entertainment. The proposal includes a cover charge, with Igor providing insurance coverage and paying Luna Park \$150 for each event. The Board Members are all in favor of trying out this project.

**9. Fencing of Luna Park property:**

During a Zoom meeting with HPD officials, our request to install fencing on West 12<sup>th</sup> Street to prevent trespassing on our property was denied due to easement taxes.

**10. Old library room:**

The Board voted unanimously to repurpose the old library room, currently designated as the Holocaust Survivors Room, as it is not being utilized. The space will be transferred to Luna Park for the opportunity to rent it out.

Meeting adjourned at 10:00 p.m.  
Minutes submitted by Emmanuil Galitskiy.