



**HOUSING CORPORATION**

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

## **Board of Directors Meeting** (September 12<sup>th</sup>, 2023)

**Date: September 12<sup>th</sup>, 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. No questions.

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

Rita Kapilevich motions to approve minutes.

Sonya Brener seconds.

All approve.

#### **2. Update on plumbing:**

All installation is being done. The plumbing is completed on one side. They are now closing the wall. After this is done, the asbestos company ALVO will start the removal and then the plumbing company will come back and do the other side.

#### **3. Update on mailbox:**

The engineers sent packages to HPD, but HPD wanted more bids for this specific work. The company sent more bids to HPD and we are now waiting for HPD to reply.

#### **4. Update on intercom:**

The engineer sent out six bids to HPD and we are now waiting for a reply.



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**5. Update on repaving of playground:**

At the last meeting, we had three bids. We chose the lowest bidder and it was sent to HPD for approval.

**6. Parking lot issues:**

We need to put up some signs that we are under surveillance. The sign should go in front of each parking lot. We will look into putting cameras on the roofs of buildings to look at all the parking lots.

**7. Unleashed dogs on property/dog biting incidents:**

We need to start enforcing fines.

**8. Auditing by HPD to be done randomly:**

HPD wants to do an audit on Luna Park. They can come look at everything at any time.

**9. Parking lot #6 gate:**

Parking lot 6 is getting a new gate. It has been ordered and will be replaced.

**10. Resident loans:**

Nobody likes the idea.

**11. Replacement of sidewalk concrete for parking lot #6:**

Someone fell and we need to fix the pavement.

**12. Landscaping:**

Although we have the Luna Park employees cutting our grass and they work hard, we still feel that the work needs to be done professionally during the Spring/Summer seasons.

Alexander Shaporov wants the grass cut professionally so Luna Park can look better so he makes a motion.

Genadi Rabinovich seconds. Roman Grinberg and Semyon Binder against

6 for and 2 against.



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**13. Playground repair/replacement:**

Park needs repairing. Since it is 20 years old, it can be fixed temporarily. Bids need to eventually go out because it is rusting and the rubber is peeling.

**14. Upcoming elections:**

October 16 – Meet the Candidates

October 30 – Annual Meeting

October 31 – Election/Nominations

Honest Ballot is doing our 2023 nominations.

\$22,000 total - \$11,000 deposit and \$11,000 when they finish the election

Ballot needs to be brought in with a picture ID to the office to be dropped off or it has to be mailed in.

**15. Mikhail Diner's parking:**

It was mentioned by a Security report that he did not park his car there for more than 6 months and Roman Grinberg made a motion to remove his parking spot.

Sonya Brener was against this and said if we don't take away shareholders' spots, then why do we have to take away his?

Mikhail Diner now got a new car and registered it and got a sticker and parks it in the lot.

Sonya Brener motions for Mikhail Diner to keep the spot.

All agree with Sonya Brener.



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**16. New business:**

- A. Ernest Susco states that \$2.1 million is being given back to Luna Park escrow by Wells Fargo.
- B. Eric Szurant wants to remove the benches from the park near the JASA Center going to the train station. All agree to remove the benches.
- C. New parking lot in the old dog park spaces at West 8<sup>th</sup> and West 12<sup>th</sup> locations. We need to get bids for the spaces.
- D. Men's Club – Roman Grinberg motions to remove Men's Club from Building 3. Sonya Brener seconds. 7 for removing Men's Club. Isolda Israilov against. 7 for and 1 against.

Meeting adjourned at 10:00 p.m.  
Minutes submitted by Isolda Israilov.