



HOUSING CORPORATION

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

Board of Directors Meeting

(June 13th, 2023)

Date: June 13th, 2023

Type: In-Person Meeting

Time: 7:00 p.m.

I. ATTENDEES:

Board Members: Roman Grinberg, Isolda Israilov, Sonya Brener, Semyon Binder, Rita Kapilevich

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 (Vadim) had a few questions

- A.** Intercoms? It's on the agenda. The engineer will be designing a specific intercom system, so all contractors can bid.
- B.** Painting building 3 terraces? Asbestos has to be removed before painting can begin. Building 4 will start terrace painting and then they will go to Building 3. The asbestos work will be done by then.
- C.** Security? Everyone is concerned about crime. Security company cannot be solely responsible for the high crimes.
- D.** Dog park? Playground? It's on the agenda to discuss resurfacing the playground.
- E.** AC credit the additional 5 months. We will get information on when that will happen.

We had a shareholder present at the meeting to discuss her situation where her neighbor is becoming dangerous to the point that her and her family are living in fear. Cops are being called and Management is aware of the situation as well. Vladimir Mironenko will assist in this matter going forward.

Meeting at 7:20

1. Approval of minutes:

All in favor to approve the minutes.



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2. Engineer proposal on new intercom system:

L & M gave \$22,000 to start the process of building Luna Park's intercom system and get companies/bids.

All agree to start intercom system.

3. Update on playground resurfacing:

Three (3) bids needed.

Two (2) bids present and then we have a third bid as well.

DP paving gave two (2) different bid options: \$87,750 and \$60,750.

Construction Connection also gave two (2) different bid options: \$64,125 and \$47,250.

So far, the lowest is \$47,250. Once we get the numbers for the third bid, we will go with the lowest bidder to start the work.

All agree to start work with lowest bidder so that the playground can begin work.

4. Update on plumbing/asbestos removal:

We have four (4) bids present.

Lowest bidder was from ALVO for \$169,800.

All agree with lowest bidder to start work on asbestos removal.

5. Men's club (what to do with them):

Get all information on Men's club with end goal to vacate.



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6. Air conditioning installation:

RAB attorney came back and said it falls under their better terms and conditions. If they were getting it for five years, some things should be given moving forward. We have five (5) guys who do the AC installation and two (2) guys to install the unit.

Board will go with AC installation bonus. \$30.00 per person and \$60.00 for two (2) people.

All agree to this.

7. New business:

- A.** Electric stove installation in synagogue – All agree that they can install electric stove.
- B.** U.S. flag needs replacing – All agree to change the flag
- C.** JASA throws garbage into Luna Park bins and parks three (3) cars in Luna Park's parking lot. Have Vladimir Mironenko review lease and start conversation to charge \$300 for garbage and 3 parking spots.
- D.** Additional parking space needed – We already have the drawing from L and M for space in front of building 1 for a parking lot. We want to have a feasibility study on West 8th and West 12th Street by the old dog parks to see if we can use space for additional parking.
- E.** Keith Murphy can no longer park his car in JASA's parking lot or use any open parking space in Luna Park for his own personal use. He has an assigned parking space and should use his assigned space only. Please have Management reach out to Keith Murphy to stop parking his car in the JASA parking lot and if he still continues to do so, have Vladimir Mironenko let Keith know that if he continues to park his car in the JASA parking lot, his car will be booted and towed.

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