



**HOUSING CORPORATION**

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

## **Board of Directors Meeting**

(May 19<sup>th</sup>, 2020)

**Date: May 19, 2020**  
**Time: 7:00 p.m.**

**Type: Conference Call**

### **I. ATTENDEES:**

#### **Board Members:**

Tatyana Yezerkaya, Keith Murphy, Peter Rey, Olga Gitlin, Yevgeniy Litvak, Isolda Israilov, Rita Kapilevich, Roman Grinberg

**Metro Management Development, Inc.:** David Baron, Ernest Susco, Darya Ilina  
**Legal Counsel:** Adam Leitman Bailey, Rachel Sigmund McGinley, Vladimir Mironenko  
**Luna Park Housing Corporation:** Eric Szurant

**Call to Order:** 7:10 p.m.

#### **Approval of minutes:**

Motion by Tatyana Yezerkaya to include full names instead of the initials in the minutes effective 4/21/2020. Motion carried unanimously. Minutes to be amended accordingly.

**1<sup>st</sup> Sale Capital Assessment – discussion: No comments.**

#### **Boiler water treatment – proposals:**

Explained by Eric Szurant that the boilers haven't been properly chemically treated to prevent corrosion and a professional company should be employed to do the treatment in order to improve efficiency of the boilers and to avoid unnecessary expenses in the future. Motion by Tatyana Yezerkaya to select NALCO Water An Ecolab Company. Seconded by Yevgeniy Litvak. Motion passed unanimously.

#### **Elevators - update:**

Review of the list of potential bidders for elevator maintenance companies provided by DTM Elevator Consulting. Board to decide which companies to interview. Suggestion by Tatyana Yezerkaya to select 3 companies in addition to Brooklyn Elevator. David Baron suggests to request a list of references for each company to ensure companies are capable of servicing buildings comparable to Luna Park. Ernest Susco will call DTM to inquire which companies from the list have properties comparable to Luna Park in size. Tatyana Yezerkaya asks if the Board can request DTM to interview the companies. Matter tabled while the aforementioned information is being gathered.



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**Concrete repair proposals for concrete work on W. 12th Street and W. 8th Street:**

Fiorini updated their proposal for the concrete repair with the corrected square footage. However, Construction Connection is still the lowest bidder. Motion by Keith Murphy to accept Construction Connection's proposal, seconded by Roman Grinberg, passed unanimously. Rachel Sigmund McGinley to send approved proposal and signed contract to HPD for review and approval.

**EKM Corp gym in building 5 – noise complaints update:**

Discussion about the noise complaints received from the shareholders. Board decided to take further legal action to address the complaints. Legal counsel has been asked to prepare a notice to the owner.

**Staircase painting – update:**

Update by Eric Szurant on the progress. The next project is painting of the terraces.

**Dog policy – Fine/ticket system:**

Roman Grinberg suggests implementation of new dog tags in order to ensure proper dog registration at Luna Park. Discussion followed. All in agreement to install signs around the property asking residents to pick up after their pets.

**Parking lot arm gates to be done by in-house electrician:**

Motion by Isolda Israilov to install automatic arm gates in the parking lots, seconded by Tatyana Yezerskaya; Yevgeniy Litvak is in favor. Discussion followed. Legal Counsel asked to obtain information on the DOB egress requirements and advise the Board and Management accordingly. Matter tabled until more information becomes available.

**Parking fee: discussion to reduce fee from \$70 to \$40:**

Discussion about financial feasibility of this undertaking. Matter tabled until Luna Park resumes apartment turnover and may be able to reduce the fee.

**Laundry rooms: Machines not working properly, and the installing of electronic locks:**



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Tatyana Yezerkaya voices concerns about the machines and service provided by the current vendor and inquires whether Luna Park can start looking for another company to replace them. David Baron advises that laundry company contracts maybe difficult to terminate and suggests that Luna Park starts by allowing the current company an opportunity to cure defects. Adam Leitman Bailey's office has been asked to review the contract and report back to the Board and Management.

### **Chimney project: drone camera inspection:**

Tatyana Yezerkaya motions to have a drone test performed to inspect the interior of the chimney by Allied at a cost of \$2,500, seconded by Yevgeniy Litvak. Motion passed 7:1:0.

### **Old library: space to be used a lady's club:**

Tatyana Yezerkaya motions to convert the space formerly used as a library to a women's club, seconded by Peter Rey, motion passed unanimously.

### **New business:**

#### **- Mortgage Rates:**

Tatyana Yezerkaya starts the discussion by saying that the banks are currently offering lower interest rates due to the COVID-19 pandemic. Adam Leitman Bailey's office advises that the loan documents presently say that the current rate is fixed. Tatyana Yezerkaya asks if we could still try to obtain a lower rate. David Baron advises to check if there is a lock out provision in the documents allowing Luna Park to do so. Tatyana Yezerkaya motions to have legal counsel check if there is a prepayment penalty and whether or not refinancing is permissible by the loan documents at this time. Motion seconded, carried unanimously.

#### **- Steam Leaks**

Ernest Susco advises the Board that there are two major steam leaks on the property between building 1 and building 5. Measures are being taken to correct the leaks. Services of a specialized plumbing company will be required to excavate, locate the exact location and rectify the leak.

#### **- Verizon**

Verizon is ready to move forward with running the wires through the buildings to supply service. Board of Directors is asked to advise whether they are in favor to allow the company to proceed. All in favor.



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Meeting adjourned at 9:52 p.m.

· Minutes submitted by Office Manager, Darya Ilina.