



HOUSING CORPORATION

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

Board of Directors Meeting

(January 13th, 2023)

Date: January 13th, 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.

1. First shareholder inquired if they can listen to the whole meeting or just the 15 minutes:

She was told that the Board has Board Minutes from all meetings that can be viewed after and the questions run more than 15 minutes.

2. Shareholders asks how many apartments are currently empty:

We have 85 apartments that are being showed.

3. Can Luna Park sue Anna Treybich?

Need to look into that.

4. What is being built by Building #4 garbage area?

Concrete is being poured so it can be used as a designated area for bulk furniture & recycling.

5. What is being done with the lobby?

Board is working on fixing the lobbies. Mailboxes and intercoms will be done first.



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6. Do we have any information about going private?

Not at the moment.

7. Why is there a new dog run?

There was a petition that shareholders were not satisfied with the one built, so taking that into consideration, the board is redoing the dog run.

8. Parking lot space in Lot #3 – Can shareholders have 2 gate access to the lot?

This will be put under new business for discussion to create a second gate.

9. Why is the intercom taking so long when the project was approved?

The board is looking for a new intercom system. The Board is in discussion to create a new intercom as soon as possible.

10. Illegal renters – what is being done?

Report any information to Management.

7:40 – Zoom meeting ends.

Champion Elevator presentation to discuss modernization of the elevators.

Elevators will ride better with newer equipment.

We have all the equipment needed to modernize.

Energy efficiency will also give rebate if we do the modernization.

It will have to be done with one elevator in each building simultaneously. It will take about 16-17 weeks per car.

2027 will need to comply with the law (rope grippers)

Champion Elevator will come back with numbers and a payment plan if this can be done.



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8:00 - Meeting

1. Approval of minutes:

Roman Grinberg motions for original minutes with no correction.

Rita Kapilevich seconds.

Sonia Brener against.

Sergey Yegorov abstains.

6 for

6:1:1

2. License agreement for dance studio:

Alexander Shaporov motions against this.

Sonya Brener seconds against dance studio.

5 – against

3 - abstain

3. Update from lawyer on eviction of drug addicts:

Trial date is May 2, 2023. Probation stipulation, expedited eviction.

4. Schedule a shareholders meeting with the Board members:

Annual Meeting is February 1, 2023.

5. Champion Elevator is coming at 7:30 to discuss modernization of the elevator:

Written proposal and financial plan.



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6. Update on new door installation:

Doors look good. Total cost \$985.00

\$900.00 for the work and \$85.00 for material plus tax.

Do the remaining eight doors

7. Update on plumbing:

This work needs to start immediately. They are in process of signing the contract.

8. Update on boiler automation:

Eric Szurant is working on automating the system for Luna Park. This automation is saving money on energy.

9. Update on façade:

They are finished with building 1,2, 3, and now are working on 4 and 5.

10. Proposal for roof cameras:

We need to have 3 companies that will bid equally on the same work. Alexander Shaporov will help with this so it is done correctly.

11. Update on concrete work:

Paths are complete.

Now we need to do parking lots. Insurance is requiring this so nobody falls.

Roman Grinberg motions to start parking lots.

Isolda Israilov seconds.

All in favor for work to begin and fix concrete in parking lots.



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12. Insurance required papers:

Millenium will do the work.

Alexander Shaporov motions.

Roman Grinberg seconds.

All in favor.

13. Lead based paint removal:

Post 1960

1962 cooperative

We do not need to do a lead inspection. If an apartment is occupied, they don't need it.

14. Project for lobby:

Do all mailboxes and intercoms first. Do not wait for the lobby. We need to get prices so we can begin.

15. New business:

Ernst Rutenberg passed away.

Isolda Israilov motions to send \$1,000 to his family.

Roman Grinberg seconds.

All in favor.

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