



HOUSING CORPORATION

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

Board of Directors Meeting

(November 15th, 2022)

Date: November 15th, 2022

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, Ernst Rutenberg, Semyon Binder, Rita Kapilevich,

Metro Management Development, Inc.: Ernest Susco

Legal Counsel: Vladimir Mironenko

Luna Park Housing Corporation: Eric Szurant

Call to Order: 7:15 p.m.

Zoom is on. All shareholders present at meeting for 15 minutes.

1. A shareholder also attended the meeting and began by asking questions about the dog run:

A – about the wood chips not being good

B – materials used to build it are old

C – posts are old

Asks if the dog run can be done in a proper and better way for the shareholders. Ernest Susco stated that all will be discussed during the Board Meeting.

2. How long will building 3 be without electricity and asked about the refund:

Ernest Susco states that rebate is coming and electricity will start work next week.

Now Zoom questions: Vladimir Mironenko answered questions on Zoom for shareholders.

A. questions about air conditioners – Rebate will be given

B. questions about proxy voting – No more proxy voting and can't collect absentee ballots



HOUSING CORPORATION

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

- C. questions about the dog run shareholders collected signatures made a petition for the Board to view of 70 people's signature – This will be discussed at the meeting
- D. Where to find Luna Park Laws – Google MitchellLama.com
- E. Privatizing Luna Park – It wasn't discussed. Only the refinancing was previously.

1. Roman Grinberg starts the meeting with Mikhail Diner:

Roman Grinberg asks Mikhail Diner why he is accusing him of stealing money and why did he go and collect the absentee ballots. Roman Grinberg wants Mikhail Diner to answer him on these things he is accusing him of.

Mikhail Diner wants to know why he was removed from the Board of Directors. Mikhail Diner takes out his certificate and states that he is a shareholder.

Roman Grinberg states that he is not a shareholder; he was evicted and he filed article 78 that lets him stay in the apartment until the court decides.

Ernest Susco states to stay on topic and not discuss things from past boards.

Mikhail Diner stated that he never said anything that Roman Grinberg is accusing him of about Roman stealing money and he never collected absentee ballots.

Roman Grinberg states Mikhail Diner's paperwork is garbage and Mikhail Diner is a liar. Roman Grinberg also had 3 shareholders present who say Mikhail Diner took pictures of him and spread lies about him that he is stealing paint.

Aleksandr Patlakh states that he is a volunteer who doesn't steal, so why is Mikhail Diner saying all things not true.

Mikhail Diner states to all that he did not say or do that. He states that people lie and are crazy and spread gossip. He is not the one spreading the lies. If you believe me to be crazy, then I will go to the doctor.

Aleksandr Patlakh states that maybe he needs to see a doctor because he is a liar. Aleksandr Patlakh asks Sonya Brener if Mikhail Diner told her that he stole money. Sonya Brener said yes, he did. Mikhail Diner denies all things he is accused of.

Roman Grinberg stated that Mikhail Diner is a liar and works on cash; not check. Mikhail Diner says he works on check and Roman Grinberg doesn't have a job. Mikhail Diner left laughing and said this was pointless. Roman Grinberg called him a liar and they continued to exchange unpleasant words.



HOUSING CORPORATION

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

Call to Order: 8:00 p.m.

1. Approval of minutes:

Roman Grinberg motions to approve minutes. Semyon Binder seconds.

All in favor.

2. BLDG 3 AC issue:

Ernest Susco states that

- A. Con Edison will connect the electrical service on November 23rd. By the end of November, the AC work will be completed.
- B. Pay the shareholders 7 months and then pay an additional 5 months after reimbursement.

Isolda Israilov motions to approve 7 months pay and then an additional 5 month pay after insurance reimbursement. Roman Grinberg seconds.

All in favor.

3. Update on façade:

Millenium is working on building 1 and 2. Waiting on permits for buildings 3, 4, and 5.

4. Update on plumbing:

Eric Szurant states that the plumber can start in basement and then when the asbestos is cleared, they can do the rest of the building. Also, the plumber will give Luna Park credit for not opening the block wall on the asbestos side.

5. Dog run surface:

Petition was started by shareholders about the dog run. Few problems with wood chips smell, all gates are shaking, and all poles have to be refastened.

- A) Make the grass area a new dog park.
- B) Get cost to resurface and compare prices.



HOUSING CORPORATION

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

6. Christmas bonus:

Last year, all got \$200 each. One suggestion was to increase some employees while others remain at \$200. Another suggestion was to only give a bonus to certain workers; not all workers should get a bonus at all.

Isolda Israilov motions to increase all workers \$100.00 for the Christmas bonus.

Alexander Shaporov and Semyon Binder second this.

All employees should receive a holiday bonus.

8 for the increase and 1 against. Motion passes

7. Management contract:

Alexander Shaporov makes a motion at 2% to sign a new contract

Semyon Binder seconds it.

All in favor.

8. Asbestos scope bid:

Alexander Shaporov motions to hire Nu-Way company.

Roman Grinberg seconds.

All in favor.

9. Automating the boiler room:

One company will do this in 2 stages. It's 4 shifts and 1 guy that covers. 5 positions in total.

Isolda Israilov makes a motion to increase Eric Szurant \$20,000 for heading the new automated boiler project.

Genadi Rabinovich seconds.

All in favor.



HOUSING CORPORATION

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

10. City lead inspection for apartments:

By August 2025, all units must be inspected and lead free.

11. 10 door installation:

Moving forward with installation.

12. JASA agreement:

Not everyone is happy with JASA. Some people want them to leave while others want them to stay.

Isolda Israilov makes a motion for JASA to have a month-to-month stay with the old contract.

Everyone is in favor for this. JASA stays.

13. Wells Fargo:

Wells Fargo made an offer to Luna Park for a new loan. The Board wants to know what the balance on the current mortgage is.

14. Mikhail Diner

15. New business

Meeting adjourned at 11:00 p.m.
Minutes submitted by Isolda Israilov.