



HOUSING CORPORATION

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

Board of Directors Meeting

(March 24th, 2026)

Date: March 24th, 2026

Type: In-Person Meeting

Time: 7:00 p.m.

Zoom meeting took place
between 7:00-7:15pm

PRESENT:

Metro Management Development, Inc.: Ernest Susco

Board Members: M. Etelzon, E. Galitskiy, E Olkhovetskiy, S. Yegorov, A. Uteyev, I.Vinokur, I Ostrovskiy, & E. Vitomsky

Luna Park Housing Corporation: Eric Szurant

Call to Order: 7:00 p.m.

1. Monthly Administration Report by E. Susco:

Playground has been 100% completed. Minor problems were fixed. Final payment has been made, and the report with financial documents will be sent to HPD to request reimbursement.

Laundry room renovation in Building 4 is in progress and should be finished at the end of April 2026.

2. Morgan Elevator Co introduced a few designs of the cabin interiors to the board with various materials and colors. The board has chosen one of them unanimously.

3. Roman from "Guardian Security" gave an update about new city laws regarding minimum wages of union workers. This could raise costs of the contract with Guardian sharply for a next couple of years. Just for 2026 – 21%, and for the next 3 years up to 50-60%. Recent contract for the year 2026 will not be changed. It was explained that some politicians are trying to block these rules from applying to HPD buildings. We will get updates from Roman in the future.

4. Representative from the storage company introduced his plan for installation the storage spaces on terraces and in the closed spaces. Prices and conditions have been discussed.



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Board has decided that those questions need more attention and additional research in the direction of building storages by our maintenance team. It can bring higher income.

5. Introduced and discussed contracts for 2 years with Landscaping company

6 members voted "YES" for the proposed contract

1 vote "Abstain" from Vinokur

6. Home insurance - S. Yegorov gave update to the board about the current situation with the shareholders' home insurance.

Up to 30% of the shareholders did not have active insurance policies in place. Requests have been sent to them to update their insurance asap or they will be fined. A lot of shareholders have complied.

The board expressed gratitude to S. Yegorov for his painstaking and time-consuming job.

7. Eric Szurant reported on the projected construction of the electric vehicle charging stations and the feasibility of building such parking facilities within the Jasa Center. The Board made a decision that this matter should be examined in detail for discussion at the future Board meetings.

8. M. Galitskiy raised the issue of preserving the rose bushes in their current location and ordering a special fencing for them. E. Olhovetskiy suggested preserving them by moving them away from the corners to the middle of the grass areas. Similar opinion was given by Eric Szurant.

The Board agreed to leave the roses in their existing place, but without the new fencing.

Decision: all 7 votes in favor.

9. M. Galitskiy once again challenged the legitimacy of holding elections in May. He deemed the preliminary online vote, which resulted in a 4-to-4 tie, as insufficient, arguing that the January decision regarding elections had specified a March–April timeframe, not May.

A motion was put to a vote: to hold only a single election this year, in October (thereby canceling the May election).

The motion received 4 votes in favor: Galitskiy, Uteyev, Vinokur, Vitomsky.



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The required majority of 5 votes was not obtained.

E. Olkhovetskiy suggested having only one election in May for all 7 new board members (to move election of 3 people from October to May). It would save \$25,000 - the main point of the complaint from Galitskiy.

Out of 3 people whose term is ending in October, only Olkhovetskiy agreed to be reelected in May.

Galitskiy and Vitomsky categorically denied this proposal by refusing to give up 5 months of their terms.

Nevertheless, M. Galitskiy demanded the rescission of the decision to hold elections in May.

M. Etelzon demanded that the May elections proceed as planned, citing the January decision and the failure to secure the necessary 5 votes to overturn it.

The matter reached a deadlock.

Meeting adjourned at 10:20 pm
Minutes submitted by Emmanuil Galitskiy