



HOUSING CORPORATION

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

Board of Directors Meeting

(December 19th, 2023)

Date: December 19th, 2023

Type: In-Person Meeting

Time: 7:00 p.m.

I. ATTENDEES:

Board Members: Zinaida Krivorot, Irina Vinokur, Alexander Shaporov, Efim Vitomsky, Genadi Rabinovich, Iosif Ostrovskiy, Ernest Olkhovetskiy, Sergey Yegorov. Emmanuil Galitskiy was at meeting via phone.

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 with Vladimir Mironenko as legal counsel. All shareholders present at meeting for 15 minutes. There were no questions.

1. Approval of minutes:

Zinaida Krivorot motions to approve minutes.

Sergey Yegorov seconds.

Minutes were unanimously approved.

2. Update on mailboxes:

Voted to suspend past installation bids with a price tag of \$1.2 million dollars.

All 9 members voted to suspend. Agreed to review new bids at next meeting. New regulations must be complied with.

3. Update on Men's Club:

Unanimously approved to keep Men's Club open.



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4. Update on Hallways:

Proposed that floors, hallways, and lobby washed at least once a week. Updates to be sent to shareholders on stripping and waxing of hallways. Cleaning floors, walls, tiles, and repainting apartment doors to be discussed at January 2024 meeting.

5. Proposed new procedure for personal cellphone use by Luna Park Housing Maintenance Staff:

Superintendent Eric Szurant proposed that personal cellphones must be only used during lunch time and emergency. Procedure for phones safekeeping, radio dispatchers, and emergency phone were discussed.

Motion made by Efim Vitomskiy and Eric Szurant.

Zinaida Krivorot and Irina Vinokur voted against.

7 members voted for the proposal.

6. Update on playground and benches:

- A. Old dog runs: closed the ones on West 8th and West 12th Street. Resurface them in the future.
- B. Playground resurface: Ask for bids and send them to HPD in Spring 2024. Last bids were decided upon as not important. Discussed \$25,000 minimum to be reviewed by HPD.
- C. Emmanuil Galitskiy proposed to schedule a meeting at NYC office of HPD to discuss further plans and potentially raise \$25,000 to \$100,000 for the Luna Park projects.
- D. Benches restoration: Remove concrete galvanized legs.

Mr. Szurant reported that we need to replace approximately 100 benches. The cost of the new benches to be discussed. We considered using own Maintenance staff instead of the hired contractors.



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7. Update on By-Laws:

Emmanuel Galitskiy suggested to change By-Laws:

- A. 6-year term consecutively for the President and then step down and serve again on the Board in the future.
- B. 9-year serve on the Board, take break, and come back old provisions to the Board.
- C. To implement those changes, we need 67% of shareholders' approval at next election.

All approve.

8. New Business:

- A. To be checked for New Business
- B. Ordered financial and monthly financial. Subject to hard copy.

9. Our lawyer reported regarding privatization option:

He will submit us with a written report that will become public.

10. Update on vacancies:

Discussed number of vacancies in 5 buildings, rate of replacement, and evictions in progress.

11. Further bids and restoration discussion:

Restoration and bids will be discussed at next meeting. Irina Vinokur will step down from the position of treasurer.

Meeting adjourned at 9:30 p.m.
Minutes submitted by Zinaida Krivorot.