

# WVTF *Board Meeting Minutes*

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**Meeting Minutes:** 2011-04  
**Meeting Date:** March 22, 2011

**Present:** Opher Pail (OP), Tad Sudol (TS), Felix Santella (FS), Stephen Kleinberg (SK), Gene Teytelman (GT), Slavica Plecas-Gak (SP), Johan Marfey (JM), Ivens Stanton (IS), Janet Shea (Member)

**Absent:** Zakie Wazani (ZW), Rosemary Musumba (RM), Nina Freedman (NF)

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## **I. CALL TO ORDER**

- Co-Chair Opher Pail called the meeting to order at 8:10 PM.

## **II. ROLL CALL**

- Roll call was taken by (FS) at 8:10 PM.
- Seven Board members in attendance.
- Quorum requirement met.

## **III. APPROVAL OF CURRENT MEETING AGENDA**

- Meeting Agenda reviewed and approved.

## **IV. APPROVAL OF MINUTES OF PREVIOUS MEETING**

- March 8, 2011 Meeting Minutes, distributed on March 10<sup>th</sup>, were approved without modification.

## **V. REPORTS OF OFFICERS**

- Co-Chair(s) Report

OP – reported on his “very positive” discussion with the WV owner, topics of discussion included:

- the owner wants WV out of Mitchell-Lama status, in timing with IH
- in process of finalizing ground lease with IH, WV will be next
- owners focus is on IH privatization first, then will focus on WV
- the WV privatization process could take 1 – 1 ½ years
- negotiations continue on building repairs
- 8% of WV monthly rent is allocated to building maintenance
- Co-chairs are meeting with Leslie Torres, RIOC President this week
- Received email from owner soliciting our input into the elevator renovation interior design

TS – reported the following:

- the tenant meeting proposed by Micah Kellner is cancelled, Micah Kellner’s office is not in a position to coordinate this meeting at this or any time in the near future
- contacted Philip Groner and he reviewed the WVTF By-Laws Amendment Article XV and Phil stated the amendment gives the Board the right to make By-Law Amendments with follow-up with the tenant membership

- Secretary’s Report

NF - was not present at this meeting

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- Treasurer’s Report

FS – reported the following:

- that he contacted RY Management and reserved the Lower Community Room for all Year 2011 WVTF Board meetings.
- has still not received a turnover of WVTF Treasurer record from prior Treasurer Petra Kaiser.

## VI. COMMITTEE REPORTS

- Engineering

SK – reported the following:

- he was contacted by the Charlie Marino of Braxton Engineering and he presented a document prioritizing proposed repairs to the WV building with associated costs.
- Charlie Marino estimated the cost for an updated survey would be approximately \$7,500 to \$9,000, he would be flexible with payment terms.
- It was agreed to by the board not to pursue a new survey at this point in time, it may be required in the future.

- Communications

GT – reported the following:

- WVTF website has been turned over for future maintenance by the webmaster of the WIRE’s website.

## VII. OTHER BUSINESS

### Old Business

- Resolve By-Laws open items regarding Amendments, Co-Chairs and 10 Board members.
  - the Board agreed to the WVTF By-Laws Article XV giving the Board the right to make Amendments with Tenant Membership follow-up.
  - the motion to Amend Article V Section 6 (Vacancies) was approved unanimously.
  - the motion to add JM to the Board was approved unanimously.
- Establish WTI Committees, Chairs and Members.
  - A motion to establish a “WV Elevator Renovation Committee” was approved unanimously, Tad Sudol approved as Chairman of the committee.
  - A motion to establish a “WV Tenant – Management Relations Committee” was approved unanimously, Slavica Plecas-Gak approved as Chairman of the committee.
- Cancelled Tenant Privatization Planning Meeting Follow-up.
  - Board agreed to cancel the tenant privatization meeting for now, due to where we are in the process, no finite terms etc.

### New Business

- NF – discuss WTI Secretary position change.
  - Not addressed, NF not present at the meeting.

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- Response to Matthew Katz transparency and communication concerns email.
  - JM spoke with M. Katz and alleviated his concerns.
- Identify and distribute WTI keys (PO Box, Lobby Box, etc.)
  - JM turned over keys to the WVTF PO Box and Lobby Drop Box.
  - SK will give keys to Secretary NF.
- Decide upon WTI Letterhead design.
  - To be discussed at the next meeting.

## **VIII. AGENDA ITEMS FOR NEXT MEETING**

- WVTF Secretary position change.
- WVTF Letterhead discussion.
- New Committees Update and Planning.
- WVTF Monthly Flyer content discussion.

## **IX. ADJOURNMENT**

- Meeting adjourned at 9:38 PM