

WVTF *Board Meeting Minutes*

Meeting Minutes: 2011-07

Meeting Date: May 17, 2011

Present: Felix Santella (FS), Gene Teytelman (GT), Slavica Plecas-Gak (SP), Johan Marfey (JM), Nina Freedman (NF), Rosemary Musumba (RM), Stephen Kleinberg (SK), Ivens Stanton (IS), Opher Pail (OP) late, Tad Sudol (TS) late

Absent: Zakie Wazani (ZW),

I. CALL TO ORDER

- (FS) called meeting to order at 8:18 PM EDT.

II. ROLL CALL

- Roll was taken by (FS).
- Ten Board members in attendance, Quorum requirement met.

III. APPROVAL OF CURRENT MEETING AGENDA

- Meeting Agenda approved unanimously.

IV. APPROVAL OF MINUTES OF PREVIOUS MEETING

- April 26th Board Meeting Minutes approved unanimously.

V. REPORTS OF OFFICERS

- Co-Chair(s) Report
 - (OP) and (TS) not present at this ptime of the meeting.
 - (JM) presented feedback from the Taskforce meeting with DHCR:
 - Rich McCurnin felt things were not progressing quickly with the Westview Privatization effort
 - He also said ownership was concentrating on Island House and Rivercross first.
 - He expressed the political agency appointees are stable and does not expect changes
 - He offered his services in arbitration and facilitation not negotiation
 - Was looking into providing the Taskforce with the requested building Financial and Operating Statements
 - (JM) reported he met with Joyce Mintchoff and she offered to attend a Taskforce meeting and brief the Taskforce on the ins and outs of sub-metering.
- Secretary's Report
 - (FS) reported that the WVTF PO Box annual service fee was paid for 6 months.
 - (FS) reported on Gas Outage Meeting with RY Management on Tuesday May 10th:
 - The Taskforce got an overview of what the actual effort is, it is not an emergency fix but a critical repair and gas infrastructure upgrade for both buildings and all apartments
 - Requested 4% rent reduction, RY said this would be address following the completion of the repair
 - Requested Bi-weekly status reports from RY management
- Treasurer's Report
 - No current Treasurer

VI. COMMITTEE REPORTS

- Engineering
 - Steve reported he was contacted by Con Ed on his request for information regarding the Gas repair work. Said he would follow-up with Con Ed.
- Communications
 - (GT) reported the web site is back to full operation.
- Elevator Upgrade
 - (FS) reported that Rich McCurnin of DHCR told (OP) that the owner should accept the Taskforce design recommendations.
 - (NF) reported the owner was not interested in the Taskforce contribution.
- Tenant-Management Relations
 - (NF) presented the Taskforce assisted RY Management in the placement of signage to prohibit dog walking/poop from the grounds and signage under the underpass to monitor the loitering in back of Westview.
 - Sign locations were subsequent moved by Jennifer Jones.
 - (NF) will send email to Jennifer Jones to understand why the signs were moved.

VII. OTHER BUSINESS

Old Business

- Gas Outage Update
 - A distributed tenant flyer expressing anger and frustration with the Taskforce management of Gas Outage issues (4% rent reduction insufficient) was discussed and agreed to that it would be ignored due to the fact that it was anonymous. Tenant communication will be through the Monthly Newsletter and Tenant Updates.
- Privatization Planning
 - (FS) deferred to the next meeting, no co-chairs present.
 -
- Treasurer Appointment
 - (FS) deferred to the next meeting, no co-chairs present.

New Business

- Building Security (Perimeter Doors)
 - (SK) reported no progress on this, agreed to address through the Tenant-Management Relations Committee

VIII. AGENDA ITEMS FOR NEXT MEETING

- Privatization Planning
- Gas Outage Update
- Appointment of Treasurer
- Monthly Tenant Newsletter Content

IX. ADJOURNMENT

- Meeting adjourned at 9:16 PM EDT.

Approved at May 24, 2011 Board Meeting.