

WVTF *Board Meeting Minutes*

Meeting Minutes: 2011-08

Meeting Date: May 24, 2011

Present: Felix Santella (FS), Johan Marfey (JM), Gene Teytelman (GT), Stephen Kleinberg (SK), Opher Pail (OP), Tad Sudol (TS), Ivens Stanton (IS), Rosemary Musumba (RM),

Absent: Zakie Wazani (ZW), Slavica Plecas-Gak (SP), Nina Freedman (NF).

I. CALL TO ORDER

- (TS) called meeting to order at 8:10 PM EDT.

II. ROLL CALL

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

III. APPROVAL OF CURRENT MEETING AGENDA

- Meeting Agenda approved unanimously.

IV. APPROVAL OF MINUTES OF PREVIOUS MEETING

- One correction to the May 17th Meeting Minutes requested and approved.

V. REPORTS OF OFFICERS

- Co-Chair(s) Report
 - (OP) reported:
 - little progress on Privatization efforts, ownership is focusing on Island House deal.
 - that patience is required at this time.
 - we continue to solicit support from our politicians, DHCR and RIOC
 - (TS) reported:
 - Micah Kellner spoke with Tad and said he is willing to attempt to set up a meeting with the ownership, city and state representatives to move the Westview Privatization negotiations forward. Micah said the time is not right now as the Island House deal is preoccupying the key player's time. He proposed sometime in the near future.
- Secretary's Report
 - (FS) reported that the standard Secretarial duties were performed, preparation of Board Meeting Minutes and Agenda.
- Treasurer's Report
 - No current Treasurer, no financial activity.

VI. COMMITTEE REPORTS

- Engineering
 - (SK) reported that all the Gas repair work being done in Westview is coordinated through Con Ed.
 - Con Ed is responsible for the gas flow up to the Westview building. The Fire Department will provide onsite oversight of the repair work and testing.
 - The effort to date is well organized, very effective and making good progress.

- Communications
 - (GT) reported the web site monthly hosting fee is now \$12.99 per month as opposed to \$20.00.
 - (GT) is keeping record of out of pocket expenses for future reimbursement.
- Elevator Upgrade
 - (TS) proposed we prepare our elevator design recommendations for the next time we meet with the ownership.
- Tenant-Management Relations
 - (SP) committee chair was not present. No report.

VII. OTHER BUSINESS

Old Business

- Gas Outage Update
 - All Board members agreed the Gas repair project has gotten off to a good start. Management appears to be managing the project well. The presence of the management desk in the 625 building lobby displays to tenants the sensitivity of the initiative.
 - Tenant cooperation appears to be good.
 - (FS) reported he requested a bi-weekly progress report from RY Management, Jennifer Jones. An email will be sent requesting an update.
- Privatization Planning
 - The Board agreed that we need to be prepared for the next negotiation meeting with the owners, city and state agencies. (OP) will prepare a current list of issues and status report identifying where we and the owners stand on the key purchase terms.
 - (OP) will send this to (FS) for consolidation, formatting and distribution to Board members. To be discussed at the next Board meeting.
- Treasurer Appointment
 - The Board agreed to continue trying to enlist a tenant for the vacant Treasurer position.
 - (GT) will send an email to the Westview Tenant email distribution list seeking a candidate to take the position.

New Business

- Monthly Newsletter Content
 - (FS) asked for content ideas for the upcoming May 2011 Tenant Newsletter.
 - Content proposals include a Gas Outage Update, Privatization Update, Request for a Treasurer.

VIII. AGENDA ITEMS FOR NEXT MEETING

- Privatization Planning
- Gas Outage Update

IX. ADJOURNMENT

- Meeting adjourned at 9:10 PM EDT.

*The aforementioned constitutes understanding of items discussed. The minutes will stand as a record of the meeting unless corrections are received within five (5) days after submission. **Distributed May 26, 2011.***