

WVTF *Board Meeting Minutes*

Meeting Minutes: 2011-09

Meeting Date: June 14, 2011

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

Absent: Rosemary Musumba (RM), Zakie Wazani (ZW)

I. CALL TO ORDER

- (TS) called meeting to order at 8:07 PM EDT.

II. ROLL CALL

- Roll was taken by (FS).
- Nine 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 24th Meeting Minutes requested and approved.

V. REPORTS OF OFFICERS

- Co-Chair(s) Report
 - (OP) reported:
 - little progress on Privatization efforts, no response from ownership regarding terms negotiation.
 - OP distributed a current summary status of the WTI Privatization effort. Secretary will distribute email following the meeting.
 - appears to be conflict with ESDC and ownership on Tax Abatement.
 - we continue to solicit support from our politicians, DHCR and RIOC.
 - OP broke down the Privatization effort into 8 major milestones:
 1. Owners/ESDC Tax Abatement (In progress, no agreement to date)
 2. Ground Lease Extension (In progress, no agreement to date)
 3. Building Affordability/Rent Control (Agreement in progress)
 4. Purchase Terms (Negotiations in progress)
 5. Red Herring (Dependent on prior agreements)
 6. Mitchell-Lama Dissolution “
 7. Attorney General Agreement “
 8. Building Closing “
 - (TS) reported:
 - TS continues his efforts in getting support from Micah Kellner in setting up a meeting with the ownership, city and state representatives to move the Westview Privatization negotiations forward.
- Secretary's Report
 - (FS) reported that the standard Secretarial duties were performed, preparation of Board Meeting Minutes and Agenda.
 - Developed and posted a June 8th Gas Update on the WTI website and 595/625 lobby's.
 - Nothing received in either the WTI PO Box or Drop Box.
- Treasurer's Report

- No financial activity. The WTI is still searching for a Treasurer.
- Meeting guest Joyce Mincheff presented an overview of the Eastwood apartments sub-metering experience, offered her expertise in support of potential sub-metering for Westview.

VI. COMMITTEE REPORTS

- Engineering
 - (SK) reported that all the Gas repair work is ahead of schedule.
 - (SK) will reach out to Lou Rugolo, Certified Energy Manager for building R&D purposes.
- Communications
 - (GT) reported the WTI Website has been copied to new hosting place, migration is pending the official Domain Name transfer.
- Elevator Upgrade
 - (NF) will send email to Jennifer Jones, the owner and cc: M. Kellner, regarding the elevator upgrade progress and the WTI participation in the design.
- Tenant-Management Relations
 - (FS) reported we are getting no response to WTI requests for information regarding the building upgrade/maintenance projects, i.e. gas upgrade, elevator upgrade, Verizon FIOS, etc.
 - (FS) will follow-up with a RFI communication to RY management, J.Jones and Teresa Toda?

VII. OTHER BUSINESS

Old Business

- Gas Outage Update
 - The WTI responded directly to a few tenants frustrated inquiries and misinformation regarding the Gas repair project.
 - A Tenant Update on the Gas Outage was posted on June 8th.
 - The WTI feels the project is progressing well and will continue to inquire on progress daily.
 - Tenant cooperation appears to be good.
- Privatization Planning
 - (JM) will attempt to meet with Island House Board member to gain understanding on the status of the IH privatization effort.
 - (OP & TS) will continue to communicate, attempt to get cooperation and engagement with the owner, Micah Kellner, DHCR, ESDC, RIOOC in the negotiation process.
 - Interest in a list of unoccupied apartments was discussed. (OP) said he used to receive monthly reports from management. He has not received a report in the past year. To be investigated.

New Business

- Tenant Communication
 - (FS) reported on the numerous tenant emails addressed to Taskforce members personal email accounts.
 - (FS) proposed and the Taskforce approved that a flyer describing the WTI communication policy and channels will be drafted and posted on the WTI web site and 595/625 lobby's.

VIII. AGENDA ITEMS FOR NEXT MEETING – June 28, 2011.

- Privatization Planning
- Gas Outage Update

IX. ADJOURNMENT

- Meeting adjourned at 10:07 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 June 18, 2011.***