

WVTF *Board Meeting Minutes*

Meeting Minutes: 2011-11

Meeting Date: September 13, 2011

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

Absent: Rosemary Musumba (RM)

I. CALL TO ORDER

- (TS) called meeting to order at 8:06 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

- July 12th Meeting Minutes approved unanimously.

V. REPORTS OF OFFICERS

- Co-Chair(s) Report
 - (TS) reported:
 - (TS) met with Matthew Katz, RIRA President and discussed/requested support from RIRA on Westview Privatization efforts. M. Katz offered his support.
 - (TS) spoke with Micah Kellner, Kellner reports the Governor has ordered an independent appraisal of the Island House building. Once the appraisal is complete, the dealing can move forward. Potential completion by end of October 2011.
 - M. Kellner feels this is a positive step forward, that the owners are focused on Island House first and that Westview is to follow.
 - (OP) reported:
 - Nothing to report.
- Secretary's Report
 - (FS) reported:
 - that the standard Secretarial duties were performed, preparation of Board Meeting Minutes and Agenda.
 - Nothing received in either the WTI PO Box or Drop Box.
- Treasurer's Report
 - No report. No financial activity. The WTI is still searching for a Treasurer.

VI. COMMITTEE REPORTS

- Engineering
 - No report this week.

- Communications
 - No report this week.
- Tenant-Management Relations
 - No report this week

VII. OTHER BUSINESS

Old Business

- Gas Outage Update
 - Discussion on the remaining upgrade of the Westview laundry rooms washer/dryers of which is overdue.
 - Discussion on the Tenant Rent Rebate, (ZW) will go to Housing Court to investigate legal precedence on Gas Service Outage rebates.
 - Action : An official WTI letter will be sent to owners requesting rebate in the next week.
- Privatization Planning
 - A discussion on next steps was held. Our agreed to approach is to monitor Island House progress through the end of the year assuming the Westview deal is next . At this point a decision on how we move forward based on Island House progress will determined.
 - (OP) recommended a possible strategy of working on a building refinancing deal, which would require a Ground Lease extension. The lease being a large hurdle for any Privatization deal.
- Taskforce Absenteeism Follow-up
 - It was approved unanimously that the Westview Taskforce Bylaws regarding Board Member meeting attendance be enforced.

New Business

- WTI Mission Discussion
 - A discussion was held on what the “new” mission of the Taskforce should be if and/or when Privatization efforts fail. Discussion deferred until year end 2011 based on Privatization progress.
- Tenant Communication Strategy
 - Deferred for a future meeting.

VIII. AGENDA ITEMS FOR NEXT MEETING – September 17, 2011.

- Bylaws Discussion on Total Number of Board Members (GT).

IX. ADJOURNMENT

- (OP) adjourned meeting at 9:06 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 Saturday September 18, 2011.***