

# WVTF Annual Members Meeting

February 23, 2012

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## Meeting Minutes

### I. CALL TO ORDER

FS

- The meeting was called to order by Felix Santella at 8:20pm.

### II. BOARD MEMBER INTRODUCTIONS

The Board

- Present Board Members : Opher Pail, Tad Sudol, Felix Santella, Nina Freedman, Gene Teytelman, Steve Kleinberg, Ivens Stanton, Rosemarie Musumba
- Absent Board Members : Slavica Plecas-Gak, Zakie Wazani, Johan Marfey

### III. MEETING ROLL CALL

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- Felix Santella, Secretary counted 55 Tenant Members in attendance. The required meeting quorum of 10% (36 Members) was met.

### IV. 2011 FINANCIAL REPORT

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- Felix Santella, Secretary presented the financial report. In summary, for the year 2011 there was no financial activity. Starting and ending Checking account balance for year 2011 was \$34.01.
- Resident Matthew Katz requested the Board follow the By-laws Article VII, Section 9. Treasure: Powers and Duties ; *"...At the end of each corporate year, the Treasurer shall have an audit of the accounts of the Corporation made by a Committee appointed y the Chairperson, and shall present such audit in writing at the annual meeting of Members..."*
- Felix Santella will follow-up on this request. The Taskforce is searching to fill the vacant Board Treasurer officer role.

### V. 2011 ACCOMPLISHMENTS

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- Felix Santella discussed the Taskforce 2011 accomplishments listed below.
  - a. Successful Elections
  - b. WVTF Transparency
  - c. Yellow School Buses Re-routed from Behind Westview
  - d. Plantings on Westview Promenade
  - e. No Loitering and Curb Dog Signs

- f. Improved Lighting in Courtyard
- g. Gas Infrastructure and Systems Upgrade
- h. Rent Abatement
- i. Laundry Room Upgrade and Renovation (in progress)
- j. Elevators Replacement (in progress)
- k. Vertical Security Patrols
- l. Westview Privatization Engagement

## VI. PRIVATIZATION UPDATE

OP, TS

- Co-Chairpersons Opher Pail and Tad Sudol discussed the Westview Privatization efforts to date. Below is a summary of the discussion :
  - In 2007 the WTland Tenants had an agreement with the owners on terms. RIOC intervened and determined the terms were not sufficient for tenants, the State and City.
  - Since 2007, ownership legal representation had changed, State Agency leadership appointments have also changed contributing to limited progress.
  - In the first 6 months of 2011 slow progress was being made in a new ground lease and purchase terms with the ownership, State and City Agencies.
  - Third quarter 2011, Westview Privatization progress stalled. Ownership told the Taskforce the focus would be on an Island House deal first, followed by Westview.
  - The Westview buildings are different from Island House due to significant building repair expense and will require different deal terms.
  - Fourth quarter 2011, all progress stalled (Island House and Westview). Albany, Governor Cuomo and State Agencies initiated building surveys and reviewed Privatization efforts to date.
  - First quarter 2012, deal negotiation and progress continues with Island House. Micah Kellner, NY State Assemblyman representing Roosevelt Island is engaged and supporting Island House and Westview interests.
  - An Island House flyer from the Ownership intimating potential Mitchell-Lama dissolution alarmed tenants. It is the Westview Taskforces opinion this is a tactic of the Ownership to motivate City and State agencies to resume negotiations.

## VII. VOTE ON PROPOSED BY-LAW AMENDMENTS

FS

- Two By-law Amendments were voted on and approved :
  - ARTICLE V – BOARD OF DIRECTORS
    - Section 2. Number and Qualifications.
    - Section 6. Vacancies.

See the [www.westviewtaskforceinc.org](http://www.westviewtaskforceinc.org) website for the update By-Laws.

## VIII. TENANT Q&A

## The Board

Felix Santella facilitated the Question and Answer Agenda session with the Tenants and Board. A summary of questions, discussion and actions follow :

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Q) What is happening with the vacant apartments? Is the owner warehousing the vacant apartments?

A) The Taskforce feels the apartments are being warehoused. DHR reported there were 13 vacant apartments as of November 2011. Inquiries to RY Management on the status of these vacant apartments have gone unanswered.

Action : The Taskforce will determine what the current law is and follow-up on this with ownership and management and get back to the Tenants.

The Taskforce asked the Tenants to email the Taskforce with known vacant apartments for supporting arguments.

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Q) An Island House flyer from the Ownership intimating potential Mitchell-Lama dissolution was sent to tenants. What is the Taskforces thinking on this?

A) The Westview Taskforces opinion this is a tactic of the Ownership to motivate City and State agencies to resume negotiations.

Action : The Taskforce will monitor this tactic and assess potential impact on this happening for Westview.

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Q) Who hired the Engineering company which performed the building assessment 3 ½ years ago?

A) Westview hired the engineering firm and published the report.

Action : The Westview Taskforce will locate the report and publish it on the WTI web site.

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Q) What is the current estimate of price to purchase our apartments? What would the monthly maintenance fee be?

A) The latest purchase price negotiation is \$242 per square foot. This is subject to change based on final negotiation. We can not estimate monthly maintenance

estimates at this time. Based on the condition of the building we would expect these charges to be higher than standard. This is subject to change based on final negotiation.

Action : The Taskforce will report progress on Privatization negotiations as they occur.

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Q) When will the PS/IS 217 construction work be completed? Are they allowed to work past 12am?

A) The Westview Taskforce did not have an answer for when the work would be completed. They are not allowed to work/make noise pas 12:00am.

Action : The Taskforce will find out when the plan to complete the work. The Taskforce asked Tenants who are on the school side of the building to email the Taskforce if and when they work past midnight.

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Q) Does it make sense to survey each apartment for what they could afford to pay to purchase an apartment and to determine who/how many tenants would be interested in purchasing and/or renting?

A) The Westview Taskforce feels this does not make sense at this time. That the taskforce is negotiating the best possible deal with the Tenants best interests in mind.

Action : None at this time.

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Q) Can we get newer, better equipment for the Westview Health Club?

A) The Westview Taskforce agrees that a Health Club upgrade is in order.

Action : Meet with RY Management and determine our options and approach going forward.

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Q) Are Dogs allowed in Westview?

A) The Westview Taskforce will inquire on what the building policy is.

Action : Once the policy is understood it will be communicated to the Tenants and a course of action determined, if any.

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Q) How long will it take to replace the elevators?

A) Based on what RY Management has communicated, it will take 10 weeks per elevator. So in total it is estimated it will take 20 weeks for both elevators in the 595 and 625 buildings to be replaced.

Action : Track and report progress to the Tenants.

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Q) Some of the new dryers in the laundry rooms do not dry well. What can we do about it?

A) It is up to each tenant to report dryer or any service related incidents to management. This way they are documented and addressed.

Action : Tenants should email the Taskforce when they contact RY Management with service related incidents so we have a record of all incidents.

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Q) What can we do about the Chinese Food sore cooking exhaust which is exhausted into the building courtyard?

A) The Taskforce is not aware of the laws or rights associated with this request.

Action : The Taskforce will research what the law is and our rights are and communicate this back to the Tenants.

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Q) Why is the bath water yellow and is it dangerouse?

A) The Taskforce has been told that the discolored water is from old piping and is not dangerous.

Action : The Taskforce will request a formal response from RY Management to this water issue and communicate back to the tenants.

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## **IX. MEETING ADJOURNMENT**

**FS**

- Meeting was adjourned by Felix Santella at 10:07pm.