

# WVTF *Board Meeting Minutes*

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**Meeting Minutes:** 2012-12

**Meeting Date:** June 12, 2012

**Present:** Felix Santella (FS), Gene Teytelman (GT), Stephen Kleinberg (SK), Tad Sudol (TS), Slavica Plecas-Gak (SP), Johan Marfey (JM), Zakie Wazani (ZW) Opher Pail (OP), Rosemary Musumba (RM)

**Tenant Members:** Mark Long, Jean Shea, Janet Shea, Cindi Kinney  
(2 other tenants, names on sign-in un-discernible)

**Absent:** Ivens Stanton (IS),

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## I. CALL TO ORDER

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

## II. ROLL CALL

- Roll was taken by (FS).
- Eight (9) Board Members in attendance, Quorum requirement met.
- Six (6) Tenant Members in attendance.

## III. APPROVAL OF CURRENT MEETING AGENDA

- Meeting Agenda approved unanimously.

## IV. APPROVAL OF MINUTES OF PREVIOUS MEETING

- May 22, 2012 Board Meeting Minutes approved unanimously.

## V. REPORTS OF OFFICERS

- Co-Chair(s) Report
  - (TS) reported :
    - A meeting with Micah Kellner was tentatively set for Tuesday June 26<sup>th</sup> at 1pm. The objective this meeting is to gain support and counsel on the upcoming Westview affordability and ownership negotiations.
  - (OP) reported:
    - Westview owner rep David Hirschorn indicated the proposal would be delivered this week.
    - He received copies of all exhibits from RY Management in support of the owners Notice of Intent to Dissolve Westview from Mitchell-Lama status.
    - Exhibit Indicated owners position that there is no apartment warehousing going on.
    - Recapped highlights/lowlights of the Island House deal.
    - Expresses potential for fundraising in order to engage legal representation.
- Secretary's Report
  - (FS) reported:
    - Performed standard Secretarial duties: preparation of Board Meeting Minutes and Agenda, check PO and lobby drop boxes..
    - Produced and published the PS/IS 217 upcoming roof tar construction work.
    - Sent email invitations to Jessica Lappin, Jose Serrano, and Micah Kellners to attend a Taskforce negotiation meeting scheduled for Wednesday June 13<sup>th</sup>. No response was received, the meeting was canceled.
    - Contacted RY Management on status of Red tile replacement in 595 lobby. The response was "they are working on it".

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- Treasurer's Report
  - No report, no financial activity.

## **VI. COMMITTEE REPORTS**

- Engineering (SK) reported :
  - Analyzed owners engineering report and determined it was significantly inaccurate on the Westview building condition and required repair work. An official engineering report is necessary.
- Communications
  - (GT) updated the web site with some new Tenant Flyers and other documents.
- Tenant-Management Relations
  - Nothing to report.

## **VII. OTHER BUSINESS**

### **Old Business**

- Privatization Planning
  - (TS) will follow-up with Micah Kellner to confirm June 26<sup>th</sup> meeting date.
  - Opher will contact Jessica Lappin and Jose Serrano's offices and invite them to the Micah Kellner meeting.
  - The Taskforce continues to wait on the Affordability plan proposal from owner.
  - A Westview Taskforce Tenant communication meeting is to be planned.
- WTI Logo Selection
  - (JM) and (TS) presented their respective logos and will team together to create the final version.

### **New Business**

- No Apartment vacancy follow-up at this time. Strategy to be developed as part of negotiations. The Taskforce will seek legal counsel.
- A plan for communicating Affordability Plan negotiation progress reporting and communication will be developed.

## **VIII. AGENDA ITEMS FOR NEXT MEETING – Wednesday, June 20, 2012.**

- Tenant Meeting, Fundraising

## **IX. ADJOURNMENT**

- (TS) Adjourned meeting at 9:35 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 June 16, 2012.***