

WVTF *Board Meeting Minutes*

Meeting Minutes: 2012-16

Meeting Date: October 9, 2012

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

Tenant Members Present: Susan Marcus, Janet Shea

I. CALL TO ORDER

- (TS) called the meeting to order at 8:13 PM EDT.

II. ROLL CALL

- Roll was taken by (FS).
- All (11) Board Directors were in attendance, quorum requirement met.
- Two (2) Tenant Members were in attendance.

III. APPROVAL OF CURRENT MEETING AGENDA

- Meeting Agenda approved unanimously.

IV. APPROVAL OF MINUTES OF PREVIOUS MEETING

- (TS) made a motion which was approved to update the September 18, 2012 Meeting Minutes with mention of the tenant request for a "Financial Report" in the Treasurer's Report section. (FS) to update and redistribute for approval.

V. REPORTS OF OFFICERS

- Co-Chair(s) Report
 - (OP) reported:
 - The owners have contacted the Taskforce inquiring into the Westview Affordability Plan counter offer.
 - The WV Preservation Committee met with our legal team on October 1, 2012 and presented our Affordability Plan counter terms. The legal team will be preparing a legal letter response as well as a tenant survey to determine the Westview tenants intent to purchase and/or rent.
 - A first draft counter terms letter from the legal team was received October 9, 2012.
 - RIOC President Leslie Torres has stepped down, Don Lewis is the interim RIOC President.
 - (TS) reported:
 - Confirmed that the meeting with the lawyers was very productive and supported the current plan going forward.
 - Attended the Micah Kellner fundraiser, representing Westview on September 27, 2012.
- Secretary's Report
 - (FS) reported:
 - Prepared the WVTF counter proposal terms sheet for the legal meeting on October 1st.
 - Performed standard Secretarial duties: coordination and preparation of Board Meeting Minutes and Agenda, and check PO and lobby drop boxes.
 - Responded to tenant inquiries through the web site.

WVTF *Board Meeting Minutes*

- Treasurer's Report
 - (RD) reported:
 - Fundraising efforts to date;: 60+ apartments, approximately \$23,000 raised.
 - Preparing a draft "Financial Report" for public consumption.

VI. COMMITTEE REPORTS

- Engineering
 - (SK) reported :
 - Progress continues on the PS/IS 217 roof tar work. No end date is known or committed too.
 - Verizon FIOS building installation continues, completion estimated in November/December 2012.
 - Will follow-up on the status of the Red tiles replacement in the 595 lobby.
- Communications
 - No report this meeting.
- Tenant-Management Relations
 - (SK) reported :
 - Expressed concern over the lack of security cameras around the exterior of the WV buildings. Recent incidents have not been captured.
 - Additional security issues were discussed (marijuana odor, secured exit door exit/entry etc.). A meeting with Public Safety will be scheduled.

VII. OTHER BUSINESS

Old Business

- Privatization Planning
 - The WV Preservation Committee will review and edit the counter terms letter and get it back to the legal team ASAP.
 - The Preservation Committee scheduled a meeting for Thursday October 11th to prepare purchase and rental scenarios for tenant survey being developed by the legal team.
 - Conducted initial planning for the Tenants Meeting scheduled for November 1, 2012.

New Business

- **Financial Report**
 - A fundraising and financial report draft will be prepared for the next Board meeting.

VIII. AGENDA ITEMS FOR NEXT MEETING – Tuesday October 23, 2012.

- Privatization Planning

IX. ADJOURNMENT

- (OP) Adjourned meeting at 9:24 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 Sunday October 14, 2012.***