

WVTF *Board Meeting Minutes*

Meeting Minutes: 2012-18

Meeting Date: November 13, 2012

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

Directors Absent: Ivens Stanton (IS)

Tenant Members Present: Susan Marcus, Janet Shea

I. CALL TO ORDER

- (TS) called the meeting to order at 8:15 PM EDT.

II. ROLL CALL

- Roll was taken by (FS).
- Eleven (10) 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

- October 23, 2012 Meeting Minutes approved unanimously

V. REPORTS OF OFFICERS

- Co-Chair(s) Report
 - (TS) reported:
 - That the November 8th Tenant Meeting was a success. David Berkey presentation was very informative. Q&A resolved tenants questions and three (3) tenants volunteered services.
 - Will contact Micah Kellner to schedule a meeting at his convenience to discuss our strategy going forward and solicit his support.
 - (OP) reported:
 - The Taskforce was contacted by David Hirschhorn and a response to the Taskforces counter proposal was in the works.
- Secretary's Report
 - (FS) reported:
 - Performed standard Secretarial duties: coordination and preparation of Board Meeting Minutes and Agenda, and check PO and lobby drop boxes.
 - Posted Tenant Meeting presentation and Taskforce legal letter counter-proposal on the WTI web site.
 - Drafted a Tenant Meeting Recap for review. Will post and email following approvals.
- Treasurer's Report
 - (RD) reported:
 - Received one contribution since the Tenant Meeting.
 - Preparing back year Financial Reports.
 - Pursuing tenants who volunteered accounting services.

WVTF *Board Meeting Minutes*

VI. COMMITTEE REPORTS

- Engineering
 - (SK) will follow-up on 595 lobby Red tile replacement.
- Communications
 - No report this meeting.
- Tenant-Management Relations
 - No report this meeting.

VII. OTHER BUSINESS

Old Business

- Privatization Planning
 - We are waiting on the owner's response to the Westview counter proposal to the Affordability Plan.
 - Scheduling a meeting with Micah Kellner on negotiation terms, strategy and support.
 - Deferring meeting with state/city agencies.
- Tenant Floor – Survey – Fundraising Meeting
 - (JM) will prepare a draft floor meeting schedule and proposed rental-purchase survey for the next Board Meeting.
 - (FS) will draft a proposed rental-purchase survey cover letter for the next board meeting.

New Business

- Paul Lenner (PL) has volunteered to publish tenant communications education the tenants on the Westview privatization process, terms, issues, options, opportunities etc.
- addressing all tenant
- (PL) will distribute a draft tenant communication for Board review, approval and subsequent distribution.
- (RD) Action Item - Identify auditor (Russell Field?) candidate for annual financial audit.
- (FS) Action Item - check into not for profit sales tax exemption.
-

VIII. AGENDA ITEMS FOR NEXT MEETING – Tuesday November 27, 2012.

- Privatization Planning
- Tenant Floor Meeting Planning

IX. ADJOURNMENT

- (TS) Adjourned meeting at 9:09 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, November 24, 2012.***