

WVTF *Board Meeting Minutes*

Meeting Minutes: 2012-05

Meeting Date: March 13, 2012

Present: Felix Santella (FS), Gene Teytelman (GT), Stephen Kleinberg (SK), Johan Marfey (JM), Opher Pail (OP), Slavica Plecas-Gak (SP), Ivens Stanton (IS), Rosemary Musumba (RM)

Tenant Members: Susan Marcus, Janet Shea

Absent: Tad Sudol (TS), Zakie Wazani (ZW),

I. CALL TO ORDER

- (OP) called meeting to order at 8:12 PM EDT.

II. ROLL CALL

- Roll was taken by (FS).
- Eight Board Members in attendance, Quorum requirement met.
- Two Tenant Members in attendance signed NDA. Sam Ronk did not sign NDA and was asked to leave.

III. APPROVAL OF CURRENT MEETING AGENDA

- Meeting Agenda approved unanimously.

IV. APPROVAL OF MINUTES OF PREVIOUS MEETING

- February 28, 2012 Board Meeting Minutes approved unanimously.

V. REPORTS OF OFFICERS

- Co-Chair(s) Report
 - (OP) reported the following on building privatization efforts based on conversation with the owner David Hirschorn:
 - An Island House (IH) deal has been reached, details to follow
 - NY State and RIOC are on board with IH deal (ground lease and tax)
 - It appears the State (Attorney General) is willing to expedite the process
 - Westview deal is coming next following the IH deal structure
 - The deals could be served in tandem with Mitchell-Lama dissolution
 - Our goal should be to get at least 50% of tenants committed to purchasing
- Secretary's Report
 - (FS) reported:
 - Performed standard Secretarial duties: preparation of Board Meeting Minutes and Agenda.
 - Responded to Tenant inquiries received via the WTI web site.
 - Updated Action Item list resulting from the Annual Tenant Members Meeting held on February 23, 2012.
 - Created and posted the March 2012 Monthly Tenant Newsletter.
- Treasurer's Report
 - No report. No financial activity. The WTI is still searching for a Treasurer.

VI. COMMITTEE REPORTS

- Engineering
 - (SK) confirmed the PS/IS 217 construction is permitted until 12:00 AM and reported that he is following up on getting a completion date for the construction at PS/IS 217.
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- Communications
 - (GT) reported that the he updated the WTI web site with the latest content from the Annual Tenant members Meeting.
- Tenant-Management Relations
 - No report this week

VII. OTHER BUSINESS

Old Business

- Privatization Planning
 - The Board and Tenant Members discussed Privatization plans going forward based on current progress, discussion and actions items are:
 - Our expectation is we will receive an offer from the owners and will have little negotiation leverage based on past negotiations.
 - A position on the Westview Retail space needs to be understood and established based on the current relationship with RIOC and Hudson Related.
 - Our plan is to wait on the initial offer from the owners and then respond.
 - We need to prepare for the purchase offer negotiation by acquiring building information, legal and financial representation.
 - Action Items:
 - (OP) Acquire Westview Building operation/maintenance financial statements.
 - (OP) Investigate retaining David Berkey attorney.
 - (FS) Draft letter to RY Management regarding vacant apartments status.
- Tenant Meeting Action Item Update
 - Completed
 - Engineering Report posted on WTI web site
 - In Progress
 - Vacant apartment, frozen transfer letter to be sent to RY Management.
 - Completion date for PS/IS 217 construction is being investigated.
 - Why do tenants have to pay to get access to their spare apartment keys, an inquiry is in to RY Management.
 - On Hold
 - Can we get newer more progressive exercise equipment in Westview health club?
 - Why is the bath water sometimes yellow? And is it dangerous to our health?
 - Can anything be done regarding the Chinese Food exhaust fumes being discharged into the 596/626 courtyard.

New Business

- None

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

- WTI Logo update.

IX. ADJOURNMENT

- (OP) adjourned meeting at 9:21 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 Sunday March 17, 2012.***