

WVTF *Board Meeting Minutes*

Meeting Minutes: 2014-15

Meeting Date: October 28, 2014

Directors Present: Opher Pail (OP), Paul Lenner (PL), Susan Marcus (SM), Gene Teytelman (GT), Eugene Torres (ET), Stephen Kleinberg (SK), Tad Sudol (TS), Michael Sinelnikov (MS), Johan Marfey (JM),

Directors Absent: Stanton (IS), Rosemary Musumba (RM), Slavica Plecas-Gak (SP)

Tenant Member Present: 3

I. CALL TO ORDER

- (GT) called the meeting to order at 8:07 PM.

II. ROLL CALL

- Roll was taken by (GT).
- Nine (9) Board Directors were in attendance, thus quorum requirement met.

III. REPORTS OF OFFICERS

- Co-Chair(s) Report
 - (OP) Reiterated the latest Owners proposal letter. Indicated that this is the time to move forward but need to be united and ensure we do not expose ourselves without addressing all issues involved.
 - (TS) We need to act now and have a final strategy that will lead us to the conversion and avoid any time wasted. Since Owners have communication re-opened and based on the letter willing to proceed.
- Secretary report
 - (GT) Performed standard secretarial duties. Minutes prepared and posted on the Web.
- Treasurer's Report
 - (ET) No new contributions and no new expenses.
 - Indicated that the matter with Engineering firm has been resolved to satisfaction.

IV. COMMITTEE REPORTS

- Engineering
 - (SK) Thanked everyone for settling payment for engineering report.
 - Presented the report "LocalLaw11" that has been done in February, 2013 by DOB inspection of the Westview and findings. Inspection consisted of visual examination of exterior facades, roof and parapet. The building condition has been classified as SWARMP "Safe with a Repair and Maintenance Program" Will contact Engineer to get more information on the condition.
- Communications

WVTF *Board Meeting Minutes*

- (PL). PL , SM and MS will take a lead on putting elections together.
- Tenant-Management Relations
 - (SP) nothing to report

V. BOARD DISCUSSION

- Discussion was all about new proposal and how WTI needs to respond.
- Another discussion centered around conversations with our lawyers to ensure we get the best advice from them on how to proceed with negotiation as well as to get our points of concerns clearly to Owner to make sure it is understood as a constructive points and not as Board delaying the process with no intention to proceed with conversion.
- Negotiation committee to meet during this week and come with the plan of actions.

VI. ADJOURNMENT

- (GT) Adjourned meeting at 22:12