

WVTF *Board Meeting Minutes*

Meeting Minutes: 2015-08

Meeting Date: April 28, 2015

Directors Present: Slavica Plecas-Gak (SP), Paul Lenner (PL), Gene Teytelman (GT), Stephen Kleinberg (SK), Michael Sinelnikov (MS), Johan Marfey (JM), Opher Pail (OP),

Directors Absent: Stanton (IS), Eugene Torres (ET), Rosemary Musumba (RM), Tad Sudol (TS)

Tenant Member Present: 1

I. CALL TO ORDER

- (GT) called the meeting to order at 8:40 PM.

II. ROLL CALL

- Roll Call was taken by (GT).
- Seven (7) Board Directors were in attendance, thus quorum requirement met.

III. REPORTS OF OFFICERS

▪ Co-Chair(s) Report

- (JM) Johan mention that our attorneys are working on the letter to Owners to emphasize the last remaining points. These points are to address viability of WV to maintain the building in case of low participation of tenants willing to covert to co-op.
 - Since only flip taxes from converted apartments will be going towards building renovation, it is important to establish a flip taxes on the market apartments even starting from second re-sale.
- As soon as letter is ready, the Board will review it and the letter to be sent to the Owners with CC to HCR and City agencies
- Discuss an electric sub-metering topic and possible implication. The new windows that are in the plan are great but new heaters will greatly reduce the cost of electricity to tenants and make it more affordable to maintain.

▪ Secretary report

- (GT) Performed standard secretarial duties.

▪ Treasurer's Report

- No report.

IV. COMMITTEE REPORTS

▪ Engineering

- (SK) Explained that new heaters are much more efficient when controlled by thermostat.
- Explained the criticality of getting proper work on façade brisk done in order to ensure safe building conditions.

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- Communications
 - The 2015 elections originally scheduled to take place on May 22-23 will be moved a week later due to Memorial weekend and people being out.
- Tenant-Management Relations

V. **Other business**

The motion was made to obtain a Board insurance.

6 voted "Yay" and 1 "Nay" - as a result motion was approved and JM will look on how to obtain it

VI. **ADJOURNMENT**

- (GT) Adjourned meeting at 10:12pm