

WVTF *Board Meeting Minutes*

Meeting Minutes: 2016-05

Meeting Date: March 08, 2016

Directors Present: Johan Marfey (JM), Paul Lenner (PL), Mark Long (ML), Opher Pail (OP), Michael Sinebnikov (MS), Slavica Gak (SG), Tad Sudol (TS), Rosemary Musamba (RM), Stephen Kleinberg (SK), Natalia Chin (NC), Eugene Torres (ET)

Directors Absent: Froukje Bos (FB), Ivens Stanton (IS),

I. CALL TO ORDER

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

II. ROLL CALL

- Roll Call was taken by (SK).
- Eleven (11) Board Directors were in attendance, thus the quorum requirement was met.

III. REPORTS OF OFFICERS

- Co-Chair(s) Report
 - OP-** WTI attorney stated that HCR indicated to Rebecca Graham that they expect to meet with the WTI within the next two weeks
 - JM-** Tenant complaints regarding the current website updates have been addressed. The site has been updated.
 - TS-** Tad stated that it has been more than two months to get HCR to move forward. He suggested that WTI arrange a meeting between HCR, Owner, and WTI to discuss ways to move forward. WTI needs to formulate a Plan B if there is no movement on the current outstanding issues. If the Owner and WTI come to an agreement, then HCR will have to move forward in order not to hold up the deal.
- Secretary report
 - SK-** Minutes of previous meetings have been taken and will be posted on the WTI website upon Completion.
- Treasurer's Report
 - No changes since last report. \$ 13,687.09 is the current balance.

IV. COMMITTEE REPORTS

- Engineering
 - SK-** Masonry work has resumed in specific areas, but is weather dependent. Sidewalk bridging has been installed in anticipation of the upcoming resumption of work on the facades.

WVTF *Board Meeting Minutes*

- Tenant-Management Relations
SG –Team will set up a committee to follow up with Management on open issues.

V. Other business

The Owners must respond by March 23 to the AG's letter of deficiencies unless an extension is approved by the AG's Office. This includes the issues of the rent increase by HCR. Opher further stated that the rent determination is solely with HCR, so that a WTI vote to agree with the 14.9% increase is irrelevant and would only serve to hurt the negotiations. WTI needs a firm commitment from the Owner on a speedy resolution to the illegal tenant issues. A discussion followed among the members regarding a (MS) motion to vote acceptance to the existing 14.9% rent increase proposal. Opher stated that the politicians wrote a letter to HCR requesting that the increase be divided up into two steps plus the annual RGB increase. They felt that a one time increase would be overly burdensome to many tenants. WTI cannot vote against the theme of the letter to HCR. The sole arbiter of the rent increase is HCR. Johan said that WTI should wait it out until March 23 to see if the issue is resolved. Rosemary asked if the politicians and HCR have an alternative plan, and was told that there is none at this point.

Rosemary requested the Tenant Management Committee to address the issue of free pool usage for all tenants.

Discussion regarding the Laundry rooms-cards should be issued to all family members.

Tad was in discussions with RIOC regarding placement of artwork in some public areas, the pool, Community rooms, etc.

VI. ADJOURNMENT

(SK) Adjourned meeting at 9:31PM.