

**TRUMP VILLAGE WEST
BOARD OF DIRECTORS MEETING
AUGUST 3, 2011**

Members Present: Richard Lurye, Sandra Malachowsky, Igor Oberman, Martin Levine, Mark Silvermetz, Lilya Tamakhina, Judy Kaley, Lollie Reich, Bradley Pollack, Michele Daly, Felix Khusid.

Absent: **Gloria Hacken**, Dean Hanan

Guest: Fern Riback, Manager

Meeting was called to order at 8:10 PM by President, Lollie Reich.

Minutes of July 6th, accepted as submitted.

President's Report-Lollie Reich (as submitted)

We have finally agreed on a settlement with Local 804 for our Maintenance Contract. The negotiations were filled with compromises on both sides, and we were able to sign a five year contract with both sides satisfied.

The update on the looming transfer tax is that our attorneys are busy preparing for the next court date, which will take place on September 14, 2011. Hopefully we will be able to share some information at our next Cooperators' Forum meeting that same week.

Manager's Report: (as submitted)

- 1- Transfer Tax – Next conference is scheduled with the Tribunal for Sept. 14, 2011.
- 2- Union Negotiations – We thought the contract with Local 804 had been agreed upon, but, one issue has come up.
- 3- Stock Transfers and Trusts – Issues regarding future stock certificate transfers and trusts.
- 4- Chase Bank – Failure to be reappointed to their approved list due to transfer tax issue.
- 5- Elevator Maintenance BID – BOCA prepared BID packet which you all received via email and hard copy.
- 6- Heating Gas/Fuel – Would like to investigate pricing for heating gas and oil for the upcoming winter season. Gas contract expires October 1, 2011.

Committee Report:

Resale Committee-Sandra Malachowsky

We had one (1) closing for the month of July.

Old Business

RESOLVED: That Trump Village Section 4, Inc. paint the upper hallways and doors as budget allows. The goal is to complete both buildings in one year.

FURTHER TABLED FOR PACKAGE

RESOLVED: That Trump Village Section 4, Inc. increase parking lot fees.

FURTHER TABLED FOR PACKAGE

New Business

RESOLVED: All cooperators installing or replacing new appliances (refrigerators, air conditioners, stoves, etc.) must use Energy Star rated appliances.

PASSED UNANIMOUSLY

Meeting adjourned at 9:40 PM.

Next regular Board Meeting is Wednesday, September 7, 2011

Respectfully submitted,

Judy Kaley,
Board of Directors

/roberta