

**TRUMP VILLAGE WEST
BOARD OF DIRECTORS MEETING
JANUARY 27TH, 2011**

Members Present: Bradley Pollack, Martin Levine, Lollie Reich, Judith Kaley, Mark Silvermetz, Richard Lurye, Dean Hanan, Michele Daly, Lilya Tamakhina, Felix Khusid, Igor Oberman

Absent: **Gloria Hacken, Sandra Malachowsky**

Guests: Fern Riback, Manager
Carlos Angelucci, Director of Maintenance

Meeting was called to order at 8:11 P.M.
Minutes of January 5th, 2011 accepted as submitted.

Manager's Report: (as submitted)

- 1- Electrical Riser - Complete. Waiting for checks now.
- 2- CFL's: Completed. In the next few weeks we will re-schedule for people who were not home.
- 3- Transfer Tax Issue: Had conference call today with our team.
- 4- Cablevision: Has responded to our attorney's first set of questions. Awaiting response regarding the drilling and penetration.
- 5- Gym: See inventory list. Must decide what we want to keep. Can sell most of the other equipment
- 6- Vacuum pumps - Replacing the pumps in both buildings because we are losing a lot of pressure. Have had numerous complaints in bldg 6. Repairs should be done by week's end.
- 7- Elevator Testing - BOCA, Nouveau and the city tested all the elevators this week. All passed the required category 5 test.

President's Report-Lollie Reich (as submitted)

First, we would like to wish Gloria a speedy recovery.

I would like to thank our wonderful maintenance staff for the unbelievable job they did (and are still doing) during this unbelievable winter. We were able to get around because of their dedication to their job. Thanks to our office staff for a job well done during the distribution of the CFL bulbs to most of the 1,144 apartments.

CFL bulb replacement has been completed for most of our apartments. We are still gearing up to complete all other apartments with evening hours for the program to commence. Our state goal of 181,000 wattage decrease has been surpassed with the hard work our maintenance staff, our office staff and our cooperators. Due to these combined efforts, we have made Trump Village West

more energy efficient and will continue to do so with future efforts.

This conservation program will give us the opportunity to collect the second payment of \$425,000 from NYSERDA for our participation in this energy conservation program.

Committee Reports:

Management & Maintenance-Bradley Pollack, Mark Silvermetz, Igor Oberman

A LENGTHY discussion ensued between Board members regarding Capital Improvements and Elevator Modernization. These issues will continue to be discussed in the near future and have been tabled for further packaging.

Security-Dean Hanan, Richard Lurye

It has been reported that resident teens/youths have been drinking and smoking cigarettes and marijuana in our staircases and on our property. If you see anything resembling these activities, call our Security Desk immediately. You may leave an anonymous tip if you wish to remain anonymous. In any case, please report any suspicious activity in staircases, hallways, walkways and parking lots to Trump 4 Security at (718)373-5135. If there is an **EMERGENCY, CALL 911.**

Resale

For the month of January 2011, we had five apartment sales and one rental.

Laundry Rooms-Judy Kaley

All machines have been inspected and have passed said inspections. Some benches need repairing in the laundry rooms. We are aware of this and these repairs will be done.

Commercial Real Estate Committee-Dean Hanan

Surveys are ongoing concerning the space we have available to lease out for medical commercial space, and space for cooperator storage units and a daycare/nursery center. All space is being considered for use; HOWEVER, recreation rooms will NOT BE SHUT down. There is a possibility for recreation room relocation.

Nothing is set in stone and no plans have been made. We are still in an EXPLORATORY PHASE.

Old Business:

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

FURTHER TABLED FOR PACKAGE

New Business:

RESOLVED: That Trump Village Section 4, Inc. install sub-metering in all residential and commercial spaces throughout Trump Village West properties.

TABLED

RESOLVED: That Trump Village Section 4, Inc. relocate all out of state registered vehicles to TA Lot.

PASSED

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

TABLED

Next regular Board Meeting scheduled for Wednesday, March 2, 2011.

Respectfully submitted,

Dean Hanan, Secretary