

**TRUMP VILLAGE WEST
BOARD OF DIRECTORS MEETING
JULY 6TH, 2011**

Members Present: Bradley Pollack, Lollie Reich, Judy Kaley, Mark Silvermetz, Felix Khusid, Sandra Malachowsky, Dean Hanan, Igor Oberman, Michele Daly, Lilya Tamakhina,

Absent: Martin Levine, **Gloria Hacken**, Richard Lurye

Guest: Fern Riback, Manager

Meeting was called to order at 8:04 PM by President, Lollie Reich

Minutes of June 8, 2011 accepted as corrected.

Manager's Report: (as submitted)

- 1- Transfer Tax – Next meeting with Tribunal is scheduled for July 15, 2011.
- 2- Transfer Tax Escrow – Transfer taxes have been withheld at all recent closings based on the higher amount.
- 3- Union Negotiations – Contract with Local 804 has been agreed upon, but has not yet been ratified.
- 4- Insurance Meeting – Met with HUB. All insurances have been renewed for this year. Increases due to frivolous trip and fall suits, mainly by our own shareholders.
- 5- Commercial Space - Casandra is currently negotiating with a medical group regarding the old “youth room” in building 6A.
- 6- Elevator Room – a new central air-conditioning unit was put into the elevator room in 6A.
- 7- OSHA – air sampling during stripping proved to be fine.
- 8- OSHA Hazard Communication Program – In compliance with 29CFR 1910.1200, TV4 has adopted a Hazard Communication Program that lists all hazardous chemicals that is stored here, and allows the maintenance staff to be familiar with the chemical makeup of the products they work with.
- 9- Department of Labor – A recent retaliation claim that was brought against TV4 has been investigated by DOL and found to have NO merit. All claims have been dismissed.

Committee Reports:

Resale Committee -Sandra Malachowsky

We had three (3) closings for the month of June 2011 and three (3) rentals.

Security Committee - Dean Hanan, Richard Lurye

A meeting for security will be announced before the end of the summer.

Once again we remind you that if you see something out of the ordinary do not hesitate to call Security (718)373-5135, and request the guard's name.

Accidental Injury Lawsuits vs. Trump Village Section 4, Inc.

Slip and fall lawsuits against the co-op have generated expenses and as a result have increased insurance expenses for the Corporation.

Commercial Real Estate

Our commercial real estate plans are in motion and we are in touch with two medical groups and one convenience store person for leasing of our space in the old Youth Club room, and the coat room next to the Recreation Room both being in Building 6. We hope to have the space leased by the end of the year or sooner.

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: Shareholders may not privately assign their parking spaces to other cooperators. They must register their parking spaces with the Management office in order to temporarily accommodate other cooperators fairly.

PASSED

RESOLVED: All cooperators refusing to participate in Trump Village Section 4, Inc. CFL Replacement Program will be fined and name will be published. Their refusal may cost this Corporation \$438,400.00.

PASSED

RESOLVED: Trump Village Section 4, Inc. accept proposal from Casandra properties to handle the rental of our spare space within our buildings.

PASSED

RESOLVED: Trump Village Section 4, Inc. accept the proposal from the Weitzman Group, Inc. Property Appraiser to work with our attorney in tax case.

PASSED

Meeting adjourned at 10:15 PM.

Next general Board Meeting is scheduled for Wednesday, August 3, 2011.

Respectfully submitted,

Dean M. Hanan, Secretary