

**TRUMP VILLAGE WEST  
BOARD OF DIRECTORS' MEETING  
MARCH 2, 2011**

**Members Present:** Martin Levine, Lollie Reich, Judith Kaley, Mark Silvermetz, Michele Daly, Lilya Tamakhina, Igor Oberman, Felix Khusid.

**Absent:** **Gloria Hacken**, **Sandra Malachowsky**, Bradley Pollack, Richard Lurye, Dean Hanan.

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

Meeting was called to order at 8:20 P.M.

Minutes of January 27<sup>th</sup>, 2011 accepted as submitted.

**Manager's Report:** (as submitted)

- 1- Electrical Riser - Still waiting for last check
- 2- NYSERDA - Waiting for inspection date for incentive #3
- 3- Cablevision - Still waiting for their response regarding the drilling and penetration
- 4- Elevator Upgrade - Meeting with BOCA has been scheduled for March 16
- 5- Fencing - Proposals for new fencing along West 5<sup>th</sup> Street
- 6- Leases - Leases are up in April for commercial space
- 7- Transfer Tax - latest update from our team- waiting for date of tribunal
- 8- Union Negotiations - Contract with Local 804 expires in May 2011
- 9- Boiler Room - Must complete the permanent and emergency lighting for next inspection
- 10- Pets - all applications have been collected and tags are being given out

**President's Report**-Lollie Reich (as submitted)

We are waiting to hear a response from Cablevision regarding our previous questions.

We are looking into getting wrought iron fencing along West 5<sup>th</sup> Street for the sole purpose of keeping animals and people off our lawns.

The commercial real estate leases are up April 2011. We are increasing the monthly rents for Cassandra Properties and for Craftsman Design Group.

Our attorneys are going over the court decision for Trump Village Section 3's court case, and how it might affect Trump Village Section 4, Inc.

The union contract for our maintenance workers will be negotiated soon. We are waiting for our first meeting with the union representatives.

The lighting for our boiler rooms have to be completed. We talked about the feasibility of using an electrical engineer.

All cooperators who received pet registration letters are now responding and returning them to the Management office. Please note that there will be a Cooperators Forum meeting on Wednesday, March 9<sup>th</sup>, 2011 at 7:30 PM in Building 6A Recreation Room.

**Committee Reports:**

**Election Committee**-Richard Lurye  
We have had eight petitions picked up.

**Resale Committee**

For the month of February 2011 there have been two apartments sold and three transfers.

**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. increase parking lot fees.

**TABLED**

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

**RESCINDED**

Next regular Board Meeting scheduled for Wednesday, April 6, 2011 at 8:00 PM.

Respectfully submitted,

Michele Daly, Board of Directors

/rb