

**TRUMP VILLAGE WEST
BOARD OF DIRECTORS MEETING
SEPTEMBER 7, 2011**

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

Absent: **Gloria Hacken**

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

Meeting was called to order at 7:30 PM by President, Lollie Reich.

Minutes of August 3rd, 2011 accepted as submitted.

Manager's Report: (as submitted):

- 1- Transfer Tax – Next conference is scheduled with the Tribunal for Sept. 14, 2011.
- 2- Union Negotiations –Contract has been ratified.
- 3- Stock Transfers and Trusts – Issues regarding future stock certificate transfers and trusts.
- 4- Chase Bank –Still not servicing our buildings with mortgages
- 5- Letter of Pre-Approval – contacted broker and in process of gathering all the info for the letter. Should have it within two weeks.
- 6- Heating Gas – Contacted Approved, North Energy and Hess. Waiting for final numbers before our contract expires. Will go with the best price and servicing.

Committee Reports:

Resale Committee-Sandra Malachowsky

Seven apartments were sold for the month of August 2011. We also approved two (2) rentals for the month of August 2011.

Security Committee-Dean Hanan, Richard Lurye

Our last security meeting was very productive. We have implemented a new Youth Patrol for Monday through Friday from 3:00 PM to 3:30 PM to avoid any conflicts on our property during neighborhood school dismissals.

All cooperators please be aware if you see something that does not seem right, please call Security @718-373-5135 and request the name of the security guard to whom you are speaking to.

Landscaping Committee: Lollie Reich, Richard Lurye

We are awaiting price quotes for the pruning of trees and the replacement of old/damaged bushes on our property.

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: That Trump Village Section 4, Inc. raise TA Lot parking fees to \$100.00 per month per parking spot for all **NEW** cooperators closing on the sale of an apartment **AFTER** October 1, 2011.

PASSED UNANIMOUSLY

RESOLVED: That Trump Village Section 4, Inc. allow Prestige Plumbing to initiate improvements on roof drain for the “**R**” line of building 7A using felt epoxy filling NOT to exceed \$65,000 including all parts, labor and taxes.

PASSED UNANIMOUSLY

Meeting adjourned at 11:11 PM.

The next regular Board Meeting is scheduled for Wednesday, October 5th, 2011.

Respectfully submitted,

Dean M. Hanan, Secretary

/roberta