



Bay Ridge Air Rights, Inc.

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Official Board Meeting Minutes – April 27, 2026

Meeting Called to Order:

John Shea called the meeting to order at 1:25 P.M. in the Board Room at 260 65th Street.

Roll Call / Quorum

Directors Present:

Marie Myers, Frank Bellino, John Shea, Richard Collado, Charles Neil, Angela Benanti, Vlad Kurmalev was excused **Guests:** Irina Svirsky (Managing Agent),

A quorum was present.

1. Approval of Previous Minutes

The Board reviewed the minutes of the previous meeting. Upon motion duly made and seconded, the minutes were approved.

2. Elections Planning

- Candidate biographies are due by May 4th deadline.
- Meet-the-Candidates sessions scheduled for May 5 and May 7 at 7:00 PM.
- Election Day confirmed for May 21.
- The Board reviewed procedures regarding ballot box collection on Election Day and candidate campaigning guidelines. Concerns were raised regarding the temporary removal of ballot boxes prior to in-person voting hours. Alternative procedures will be reviewed to ensure voting accessibility for all shareholders.

3. Management Report (Irina Svirsky)

- Irina provided update regarding apartment inspections, building 350 is 90% complete and 260 was 65% complete
- Progress on building maintenance projects discussed, Brick work will begin very soon, Meridian who was chosen for local 11 brickwork is just waiting for HCR approval to begin the work.
- A1 Paris scaffolding high expense was reviewed.
- The current scaffolding will be removed and replaced with a free one included in the Meridian contract.
- Discussion regarding contractor performance and ongoing contracts.
- Sidewalk repair will also be performed very soon.

Management Report continued, New Business

- Irina is investigating the possibilities of options with Amazon to provide lockers for packages and a bicycle storage area as well,
- Landscaping services were terminated as it was expensive and we don't currently have access the rear of both buildings.

4. Intercom and Security Upgrades

- Irena provided update regarding ButterflyMX system implementation and resident access issues.
- Management is aware of a glitch of ButterflyMX app and some shareholder can't access maintenance tab
- Shareholder who do not currently have access to ButterflyMX are encourage to update their contact card at management office with an email and telephone number.

5. Certificate of insurance

- A shareholder inquiry regarding installation of a replacement air conditioning unit was discussed.
- Questions were raised regarding Certificate of Insurance requirements for vendors performing installations within the property.
- Management will provide clarification regarding current COI requirements and procedures for contractors and delivery companies.

Adjournment

With no further business to discuss, meeting was adjourned at 3pm

Richard Collado, Secretary
Board of Directors