



BayRidge Air Rights, Inc.

260 65th Street, Brooklyn, NY 11220
Tel: (718) 492-5300 - Fax: (718) 745-7549

Official Board Meeting Minutes of November 11th, 2025

Attendance

Linda Lyons – President, Nick Marino – Vice-President, Charles Neil – Treasurer, John Shea – Secretary
Directors – Frank Bellino, Angela Benanti, Richard Collado, Vlad Kurmalev, Marie Myers.
Irina Svirsky General Manager, Gianni Kiladitis (Acting Superintendent)

Call to Order

President Lyons called the meeting to order at 12 noon in the 260 65th Street Conference Room.
Minutes of October 8th, 2025 read and approved by All

1. Superintendent Search

The Board continued discussion of the superintendent search. Three candidates were under consideration:

- **Staff Input:** Yanni emphasized the need for a superintendent who can lead staff, delegate appropriately, and manage resident interaction across 811 units.
- **Compensation:** Union-scale superintendent salary will be the **standard 32BJ union prevailing wage** with the **option of a performance-based bonus** determined by the Board.
- **Employment will include the standard union probationary period.**

2. Election of Treasurer

- Charles Neil was nominated and elected Treasurer by majority vote.
- No opposing votes were recorded.

3. Laundry Room Ventilation Issues

Recurring heat and ventilation problems were discussed. Laundry-room doors must remain closed for safety and compliance.

Ventilation is inadequate; management will contact the laundry vendor to review dryer exhaust airflow. Staff will remind residents of proper usage.

4. Steam Trap / Runwise / Energy Efficiency Program

Irina provided updates:

- Estimated rebates exceed **\$1 million** if completed by end of 2025.
- Prior proposal involved financing approx. **\$200,000** via a zero-interest, nine-month loan.
- Rebate information from the intermediary was inconsistent; the Board agreed to contact Runwise directly.
- Independent engineering assessments will be requested from **Lawless & Mangione** and **AEI**.
- No contracts will be executed until rebate amounts and project scope are verified.

5. Panel Replacements / Electrical Service Upgrades

Electrical panel replacements are projected for **January–February**, pending final loan documentation.
Winter work minimizes A/C disruptions. Metro will update the Board regarding shutdown logistics.

6. Security Vendor – Performance and Cost Review

Irina reported:

- The current security vendor will increase rates by **\$1/hour** in January.
- The cooperative owes approx. **\$210,000**; a payment plan is in place.
- Guard turnover and reliability remain concerns.

Actions:

- Management will solicit proposals from:
 - Guardian
 - GardaWorld
 - JC Protection
 - Additional competitive firms
- Board seeks improved supervision, more stable staffing, and potential multi-year pricing.

7. Emergency Contact & Insurance Forms

Building 1 distribution is complete; Building 2 to follow next week.

Forms collect:

- Emergency contacts
- Insurance carrier & policy number
- Whether management holds a key

Units that do not respond may be subject to inspection, especially if illegal alterations are suspected.

8. Invalid Director Removal Vote – Procedural Deficiency

Vlad Kurmalov raised the prior meeting’s vote concerning Director Charles Neil. Upon review, the Board confirmed:

Findings:

- A director participated by phone and cast a vote.
- By-Laws require directors to be **physically present** for all votes.
- Phone attendance cannot be counted toward quorum or voting.
- The removal vote therefore failed procedural requirements.

Outcome:

- The removal effort is **null and void**.
- Charles Neil remains a director.
- Counsel will be asked to confirm best practices regarding remote attendance and voting.

9. Elevator Scheduling – Garbage Pickup

Residents reported inconvenience with 9:00 AM elevator shutdowns.

Board Discussion:

- Broad support for shifting to **10:00 AM** to avoid morning rush.
- Must coordinate with the **10 AM–4 PM** move-in/move-out window.

Yanni will assess feasibility and report back.

10. Gas Procurement – Broker Proposals

Gas contract has expired; account is currently floating at market rate.

Board directed management to:

- Obtain updated proposals from **Aurora** and other brokers.
- Evaluate multi-year fixed rates and incentives.

Adjournment

There being no further business, the meeting was adjourned at 2:50 PM

 **Important Operational Updates from the Board** 

 **Update on Under-Building Activity and Fire Hazard** 

On **November 20th**, the **Department of Buildings (DOB)** inspected the property regarding unauthorized access, the presence of homeless individuals, and reported fire hazards under the building. The DOB determined that the area of concern falls under the jurisdiction and responsibility of the **NYC Parks Department, not BRAR**. We are actively coordinating with **Brooklyn Community Board 10** to ensure this matter is addressed immediately.

 **Status of Department of Buildings (DOB) Paperwork** 

The **Department of Buildings (DOB)** posted a **Stop Work Order** on the building dated **November 20, 2025**. Upon immediate review and follow-up with the DOB, it was confirmed that this order resulted from a **clerical error, specifically a name mismatch** on the filed permit documentation. This is a technical administrative matter, and it does not represent a failure to comply with any construction or safety regulations. Our **management team and EXO construction specialists** are currently in communication with the DOB to resolve this administrative discrepancy and have the order cleared without delay.