



# BayRidge Air Rights, Inc.

260 65<sup>th</sup> Street, Brooklyn, NY 11220  
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## Official Board Meeting Minutes – February 11, 2026

**Meeting Called to Order:** John Shea called the meeting to order at 12:00 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, Vlad Kurmalev, Nick Marino, Angela Benanti

**Guests:** Irina Svirsky (Managing Agent), Vivek Patel (Engineer) Marcus Rivera (Superintendent)

A quorum was present.

### 1. Approval of Previous Minutes

The minutes from the previous meeting were reviewed and approved unanimously.

It was agreed that future minutes should be distributed earlier before upcoming meetings.

### 2. Financial Information

- The Board discussed how financial reports are shared between management and board members.
- It was confirmed that financials will not be sent electronically for security reasons.
- Printed copies will be provided at future board meetings or delivered in advance.

### 3. President's Resignation

- The Board discussed Linda's verbal resignation as President.
- Although the resignation is valid, the Board agreed that written confirmation is needed for legal and record keeping purposes.
- Management will request written confirmation from Linda Lyons.

### 4. Accountant Resignation

- Joe Giannasco CPA, submitted his resignation.
- Joe claims he has no records (including tax returns and loan documents) available to transition.
- Treasurer Charles Neil disputes this claim and maintains that records should exist and be transferred.
  - Joe alleges that he previously sent the required documentation to HCR.
  - Treasurer Charles Neil reports that it has not received copies of these documents or any verification of submission.
- A \$7,000 charge for a Zoom call (approximately 13–15 hours billed) was reviewed.
- Treasurer Charles Neil flagged the charge as excessive and potentially unjustified.
- Management will verify whether the HCR documentation was properly submitted.
- Management will demand a complete, itemized transfer of all financial records to the building.

### 5. Annual Meeting and Election Planning

- The Annual Shareholders' Meeting is tentatively planned for March 14, pending confirmation.
- Topics discussed:
  - Meeting quorum requirements, 51% of eligible voters are legally needed.
  - Possibly using a third-party election company, considered using honest ballot again.
  - Meeting outdoor due to limited space in the community room which has a max attendance 75 people.
  - Livestreaming the annual meeting via Facebook or other method was discussed but no decision was made at this meeting.

Management will contact legal counsel and election service providers and update the Board with recommendations.

## 6. Security Concerns

- Concerns were raised by Angela and Marie about unknown individuals caught on shareholders ring cameras roaming the building at night.
- The Board discussion included:
  - Charles suggesting a wider camera angle at the intercom area to record visitors standing behind shareholders when entering.
  - Irina will instruct shareholders on how to report suspicious activity.

A written notice will be sent to residents outlining the proper reporting procedures.

## 7. A1 Paris Billing

- The Board reviewed invoices charges from A1 Paris, that seem higher than usual and lacked detail and itemization for work performed.
- The Board voted unanimously to withhold payment until proper documentation is provided.

## 8. Management Report (Irina Svirsky)

- Frozen pipes that caused leaks in empty apartments due to open windows for ventilation.
- Difficulty selling 13th-floor apartments because of superstitious concerns.
- Opening bids to find a replacement for A1 Paris for in-house repair work (patching holes, bathroom ceilings repairs after water leaks etc.)
- Considering overtime for current staff to handle apartment repairs instead of hiring outside contractors that charge a lot more.
- Contacting the public administrator for expedited sale of empty apartments with no next of kin.
- The Board unanimously approved the color black for the window replacement project this summer 2026.

## 9. Superintendent's Report (Marcus Rivera)

- Found ongoing maintenance issues due to years of maintenance neglect.
- Marcus noted the need for scheduling and maintenance protocols for the compactors and boiler.
- Forklift at 260 hasn't been charged or maintained for too long.
- He suggested hiring an in-house plumber/handyman to minimize work being done by outside contractors in order to save BRAR money.
- Board approved opening a union handyman position for Gus and training Romeo to step up.
- Marcus suggested and the board members agreed moving the second 15-minute break period for staff from 3pm to earlier time and staggering staff on break, so our buildings our aren't completely unattended for any possible emergency.

## 10. Engineer's Report (Vivek Patel)

- Vivek says four new bids were submitted for the Local Law 11 brick work to replace A1 Paris.
- Vivek suggested sidewalk shed contract needs review because of the high cost of over \$30k monthly.
- He expressed concern over excessive prior payments to A1 Paris beyond the already paid 10% of the total contract amount.
- He recommended reviewing all A1 Paris invoices to be paid

## 11. Intercom and Security Upgrades

- The Board discussed modernizing our intercom system and improving security with additional cameras for the entrance and rear of the buildings
- Board unanimously agreed to move forward with ButterflyMx intercom system, pending approval by legal counsel.

## Adjournment

With no further business, the meeting was adjourned at 2:20 P.M.

## Post-Meeting Notice

**ACTION REQUIRED: TO BE INCLUDED IN THE NEW BUTTERFLYMX SMART INTERCOM SYSTEM AND RECEIVE YOUR REGISTRATION LINK, WE MUST HAVE YOUR CURRENT PHONE NUMBER AND EMAIL ADDRESS ON FILE. PLEASE CALL THE OFFICE AT 718-492-5300 TO UPDATE YOUR CONTACT INFORMATION.**