



BayRidge Air Rights, Inc.

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Official Board Meeting Minutes of October 8th, 2025

Attendance

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

Call to Order

Property Manager Irina Svirsky opened the meeting, noting this was her first official session as acting manager under Metro Management. She stated she is in the process of obtaining her apartment manager certification. Irina requested that any questions be brought to her office by appointment and that the meeting follow the agenda closely. The meeting was called to order at 11:05 AM.

The minutes from the September 16th, 2025 board meeting were read and approved by all.

Operations Report (Superintendent Gianni)

Acting Superintendent Gianni Kiladitis provided updates on current and upcoming repair and maintenance projects.

Building 260:

A full water shutdown was scheduled for October 15, 2025, from approximately 7:00 AM to 5:00 PM, to complete two coordinated projects:

- Replacement of the domestic water meter by *Saks Metering*.
- Cleaning of the rooftop water tank, to begin that same day.

Building 350:

A cracked vertical pipe stack near Apartment 1G, located roughly 35 feet above the boiler room, requires a permanent repair. The section had been temporarily stabilized but will be fully replaced by *New York Plumbing*. Because of its height, the repair will involve OSHA-compliant scaffolding. An initial proposal of approximately \$46,000 was received from *New York Plumbing*, and additional bids were received for comparison.

Plumbing Condition:

Gianni reported that aging “nipples” (short pipe extensions) are corroding throughout kitchens and bathrooms, requiring frequent replacements. This reflects a broader issue of systemic pipe aging across both buildings.

Laundry Room and Vendor Fowler:

Staff have been reminded to maintain the laundry area and to leave machine doors open after use to reduce mold and mildew. *Fowler Laundry* continues to service the contract and conducts monthly inspections, though the extent of internal machine checks remains unclear. The contract has less than two years remaining, after which all equipment is scheduled for replacement.

Board members, led by Frank Bellino and Irina Svirsky, requested that clear signage be posted to instruct residents on how to report broken machines and where to expect repair updates.

Cleanliness and Pets:

Ongoing issues were reported involving dog waste in elevators and the handicapped walkway at 260. Suggestions included installing dog-waste bag dispensers near entrances and sending reminders about the \$150 dog-registration fee and related responsibilities.

Staff Communication Protocol:

Both Gianni and Irina stressed that board members should not give direct instructions to building staff regarding maintenance or daily tasks. All communications and work requests must go through management or the superintendent to prevent hearsay, confusion, and disruption of the chain of command.

Elevators:

The cable on elevator car #4 in Building 350 was successfully replaced and is awaiting final inspection by the Department of Buildings.

Financial / Subloan Report (Nick Marino)

Vice President Nick Marino reported that the subloan has been finalized and approved, and that all related documentation is now being transitioned from *FirstService Residential* to *Metro Management Development, Inc.*

The remaining administrative steps involve updating Wells Fargo, Fannie Mae, and other third-party servicing institutions to reflect *Metro Management* as the new managing agent.

All agreements with the New York State Housing Finance Agency (HFA) have been finalized.

Nick stated that background checks and updated authorization forms for Metro's officers are being completed as part of this transition. He confirmed that the financing remains in good standing, and that all conversion paperwork is being handled without issue.

Contractor and Billing Discussion (A-1 Paris Construction Corp.)

Director Charles Neil raised concerns regarding A-1 Paris Construction Corp. invoices, citing possible over-billing and lack of supporting documentation. Examples mentioned included \$37,861.28 billed for Building 1 community-room repairs, \$800 for removing a dishwasher, and \$56,000 for a single-apartment renovation.

Director Angela Benanti stated that the \$56,000 apartment charge was excessive, noting that "*the apartment isn't even worth \$30,000 — \$25,000 — and A-1 Paris charged \$56,000 to do renovation.*"

Vice President Nick Marino responded that "*if you saw that apartment, just to clean it out, it was infested to the wall with bugs, vermin, feces, mold, mildew, [and] toxic mold,*" adding that the apartment had to be gutted down to the studs due to the level of contamination and damage. He explained that the condition of the unit contributed to the high cost.

The discussion intensified as Directors Neil and Kurmalev engaged in debate over what Neil described as "*illegal or fraudulent charges.*" Director Neil stated, "*I never see this contractor coming with a piece of sheet rock. Never.*" Director Kurmalev asked, "*Do you sit outside all day?*" and Director Neil responded, "*You just sit there like a schmuck.*" The conversation became heated, with interruptions and raised voices, and the discussion became disorderly.

Amid the disorder, Director Vlad Kurmalev moved to remove Director Charles Neil from the Board. Director Shea objected, stating that the motion was illegal and explaining that only shareholders may remove a director under the By-Laws. Vice President Nick Marino cited a prior "super-majority" rule allowing removal for misconduct, which was noted as not being reflected in the corporation's By-Laws. A vote was taken, resulting in six votes in favor and three opposed.

Adjournment

The meeting concluded at approximately **12:04 PM**, following the vote to remove Director Charles Neil. No further business was conducted, and no formal adjournment time was recorded.