

The Grapevine Newsletter

I heard it through the Grapevine...

Notes from the April 9, 2024 Berkowners, Inc. Board Meeting

Directors Attending: Board Members Walter Chadwick, Wanda Chin, Cecilia Durbin, Liz Hollander, Ed Leahy, and William Walter. Absent: Peggy Russell. Also present: Superintendent Carlos Riviera and Joe Doren (Metro Management).

1. Meeting called to order 6:33 PM
2. March minutes were approved
3. Superintendent's report (Mr. Rivera):
 - Garden furniture cleaning will proceed. Some chairs need to be replaced or repaired.
 - Incinerator closet painting has been completed in the 77th and 78th Street buildings.
 - Four units (two in 77th Street and two in 78th Street) were inspected by Doug Lister for water infiltration issues on April 9. He found some interior damage that will need work. In 78th Street, interior waterproofing is needed.
 - The nose cone repairs on three compactor machines were completed.
 - The exit ramp on the B-side of the 35 building needs to be repaired. Estimate needed.
 - LED lighting update. For the fluorescent hallway ceiling dome fixtures, replacement parts are no longer being produced and none of the options LEDNext offered us are aesthetically acceptable. Carlos is exploring replacing the fluorescent fixture inside the dome with an LED fixture and will report back on cost and feasibility.

Mr. Rivera left the meeting at 7:03 PM

4. Manager's Report (Mr. Doren)

- Financial: Marin and Montanye have presented the draft 2023 financial statement. To be reviewed tonight.
- Windows Project: Andy Sirotkin reports first delivery of windows expected for 6/10/24 – “tentative”. Doug Lister reports order of installation will be 78th/77th/35th. He is preparing sidewalk bridge diagram and will solicit for proposals.
- Annual Meeting: Notice of meeting to be mailed next week. Three candidates for three seats. Open question is will flip tax vote be separate from election ballot? Transfer fee vote may be held open after the meeting.
- Co-op owned apartments: •
- Renovation of B-34 (35) in progress by EDN. Electric work done, floor leveled in foyer, skim coat finished. Contractor is requesting progress payment of \$15,000.
- Co-op purchase of A-11(35) being finalized, for \$212,704.55.
- Security Guard: Following a request to investigate the cost of a guard, Metro received a proposal at \$27.50 per hour

5. President's report (Mr. Chadwick):

- The board needs to decide whether to sell B34 (35) or rent it. After a discussion, the board decided to try to sell it. If there is no interest, the co-op can always rent it.
- Windows Project: Need a proposal for the fluting work for the 35 and 77 buildings.
- South lawn of the Garden: Katherine Howard (Garden Committee) still wants to pursue doing something. Ms. Durbin raised the question of whether it would help to address the problem of rainwater pooling. Mr. Walter replied that rototilling and adding topsoil would increase permeability, but some pooling would likely continue. We can allocate some money from the Beautification Fund, so we should ask for a proposal.
- ASM: we need to call for volunteers to sign people in. Walter agreed to handle.

6. Treasury report (Ms. Chin):

- After a brief discussion, Mr. Leahy moved to approve the audited financial statements. Ms. Hollander seconded, and the motion carried.
- Total corporation reserve funds \$6,178,229
- Reserves managed by Board, total \$6,027,969
- Chase Bank

Checking and savings balances total \$54,858 (a/o 3/29/24)

- HAB Bank
\$154,484 (a/o 2/29/24)
- RJFS account
Market value a/o 3/28/24 was \$5,818,626, composed of:
 - \$126,908 Cash
 - 1,000,000 CDs (4 banks, full value shown)
- \$4,750,000 US Treasuries (three, full value shown)
- During the month of March, 2024, three new bank CDs purchased at the end of February settled during the first week in March.
- Upcoming maturities are: \$250,000 bank CD (April 5th), and two US Treasuries totaling \$3.15 million (May 30th and June 13th).
- We will continue to invest short-term and ladder maturities based on anticipated payments of the windows contract, with the next payment expected around June, 2024. We anticipate funding the corporation's purchase of the shares of A11 (35) some time in April from the CD that matures on 4/5/24.
- Reserves managed by Metro
 - \$104,090.58 in Window Assessment Account (a/o 3/7/24)
 - \$46,169 in Beautification Fund (a/o 2/29/24)

7. Lighting (Ms. Durbin): Estimate needed for the hallway lighting mentioned in the Superintendent's Report.

8. Transfer Fee Proposal: There will be a Question & Answer session on April 11, in addition to the Town Hall on April 30. We will need a ballot for people to take door to door and four volunteers for each building. There will be a planning meeting at 8:30 PM on April 25.

Meeting Adjourned at 8:30pm.

BERKOWNERS, INC. - 2024 ANNUAL SHAREHOLDERS MEETING NOTES - 5/24/2024

Walter Chadwick opened the meeting at 6:50 pm. After introducing himself he announced that the reading of the minutes of last year's annual meeting would be waived as it would take too much time from the night's business.

Mr. Chadwick then introduced the evening's panel:
Tara Snow and Seth Sahr of Novitt, Sahr and Snow, our attorneys

Joe Doren, our managing agent of Metro Management and Development Inc.
Douglas J. Lister, our architect for our waterproofing and windows projects.
Nicholas Bucicchia of Marin and Montanye, our accountants.

And the Board:

Wanda Chin	Director and Treasurer
Peggy Russell	Vice President & Admissions Committee Liaison
Cecilia Durbin	Vice President & Communications Committee Chair
Elizabeth Hollander	Director & Garden Committee Liaison
Ed Leahy	Director and Secretary
William Walter	Director

Mr. Chadwick announced that we reached quorum at about 7:45pm.

Mr. Chadwick then gave the floor to **Mr. Bucicchia CPA, of Marin & Montanye LLP, the Berkeley's accountants.**

Mr. Bucicchia started by mentioning the maintenance increase in 2023, and then explaining the need for the increase (as follows). The increase was necessary to compensate for the operating deficit in 2022, as well as to pay for the expected increase in the coop's fixed costs in 2023. Fixed costs, such as insurance, heating, electricity, payroll, real estate taxes, etc. totaled \$2,863,601 in 2023. However, in 2023 the coop caught a couple of breaks, and did not see the large expense increases for items such as insurance, utilities and real estate taxes, which left an operating surplus for 2023. Mr. Bucicchia highlighted the reserves as being very healthy as of 12/31/2023, although noting much of it was likely already earmarked for upcoming capital projects. Mr. Bucicchia also noted the increase in the mentioned fixed costs for our coop were much lower than most of the other buildings he audited for 2023, especially for insurance, which typically increased substantially for his clients in 2023, but for which our coop only saw a small increase of between 1% and 2%.

Next **Wanda Chin gave the Treasurer's report.**

Ms. Chin introduced herself as Treasurer, who works with Marin and Montanye on the coop's financial statements and tax returns, as well as the staff at Metro Management on the budget, banking, and reserve fund investments.

Ms. Chin reported that the corporation has now almost all of its reserve funds invested with Raymond James Financial Services. This relationship was established in December 2022, and this account has given the coop the ability to consolidate its bank relationships and efficiently invest in a variety of investments and ladder maturities. Our investment policy limits investments to bank CDs and United States Treasury securities.

Ms. Chin reported:

- The annualized yield for 2023 was 4.53%, and all of the earned interest income stayed in the portfolio.
- As of April 30, 2024, the total in our reserve fund accounts was \$6,028,441: \$5,636,232 with Raymond James, \$155,271 with HAB Bank, \$54,859 with Chase, \$135,755 with Chase for the windows assessment fund, and \$46,324 with Chase for the beautification fund.
- As of this morning, the balance in the Raymond James account was \$5,805,618, with \$329,658 in cash. The portfolio comprises three (3) bank CDs and three (3) US Treasury bills, maturing May 30 to September 6, 2024. A \$250,000 bank CD was purchased last week and should settle this week.
- Earlier this month, we closed out our HAB Bank account and moved the funds to We have continued to invest short term, as payments to Tindel for our new windows are expected to start this July, and will be made over 4 to 5 months.
- We have not sold any Treasury units since March 2023. Mr. Chadwick will be discussing our Treasury units in more detail.
- As Mr. Bucicchia noted, the Board approved a maintenance increase of 3.0% effective March 1, 2024. Our non-discretionary expenses, notably real estate taxes, insurance, and payroll, go up every year; in 2023, 86% of our expenses were non-discretionary; 8% were repairs and maintenance. Last month, we invested \$213k to purchase shares from a defaulted investor.
- Shareholders are strongly encouraged to read the notes to the financial statements for answers to many of your questions.

Mr. Chadwick then gave the President's report.

He said **in 2023 we sold one treasury unit.** We had received back A41, a 2 bedroom 2 bath in 77th Street, a long time rent-regulated unit. The apartment was in very bad shape. It was decided to sell the unit unrenovated as we already had interested buyers who had lost out on the purchase of B61 also in 77th. We had to do about \$4k of repairs to make a mortgage possible for the buyers. The purchase price was \$700k. After the repairs and closing costs the coop netted \$643k which was added to our reserve funds.

Mr. Chadwick noted that **Berkowners Inc. currently owns 14 apartments**. Of those, 10 are occupied by rent-regulated tenants, and 3 units are occupied by market rate tenants. One has been vacated by a rent-regulated tenant.

He then explained that Berkowners owned 13 apartments but an opportunity arose to buy a unit this past spring—**A11, a junior 4, in 35th Avenue**, that was owned by an investor. At some point over 2 years ago the owner stopped paying the maintenance. Many attempts were made to contact the owner by our attorneys with no response. Eventually a notice was made in newspapers of an auction. The Board discussed partaking in the auction and it was decided to go forward. On March 5, 2024 the auction took place and Berkowners Inc. was the winning bidder for a purchase price of \$232K. At the closing on April 18th with a credit for the owed arrears of \$22k and closing costs paid by Berkowners as buyers the cost to close was \$213k. The unit has been occupied by a long time rent-regulated now elderly tenant. She will continue to live there as long as she wants. When we eventually have the unit back we should be able to sell it at a very good profit for our reserves.

In 2022 the coop received back **A14 in 35th Avenue**, a small 1 bedroom. This apartment was occupied by a long time rent-regulated tenant who unfortunately was a hoarder and after he died the city emptied the apartment. It was a complete disaster. By 2023 we hired a contractor to gut renovate. The cost was approximately \$50k. The unit is now rented at a market rate of \$2,100 per month.

In August of 2023 a longtime rent-regulated tenant moved out of **B34 in 35th Avenue**. This is a larger 1 bedroom, one bath. The apartment was in original condition, never having been renovated. We hired a contractor who is presently in the midst of a complete renovation. This is costing approximately \$70K.

Mr. Chadwick then explained the plan the Board has to replenish the reserve after the windows project.

He said we have not renewed a lease on **A38 in 77th Street**. This is a renovated 2 bedroom, one bath unit. It is in beautiful condition. When it is empty by July we plan on marketing it for sale. We also plan on putting for sale B34 in 35th Avenue when the renovation is complete.

The Board will be talking to realtors when we have the units ready to market. **We hope to be able to put about \$1.1 million in the reserve fund.** We know there are differences of opinion as to whether the coop should be holding on to the treasury units and being a landlord. But at this point in time the Board feels with the expense of the window project, which is a unique once in a lifetime capital improvement, these 2 sales are necessary. This will put us in a position to pay for the Local Law 11 repairs next year and still have money in the reserves.

Mr. Chadwick introduced the next item, **our new Windows Project.** He said we have been working on replacement windows for the Berkeley for several years now. The project installation commencement is finally happening next month. He then gave the floor to our architect Douglas Lister to update everyone.

Doug Lister told everyone the windows will begin being installed June 10. He said it would take about 4 ½ months but is dependent on the weather. Doug explained that **screws may never be put into the new windows as that would void the warranty.** He explained that Tindel can not give more than a week's notice for the apartments' installation day because of weather and window deliveries. Doug said all the air conditioners will be removed and reinstalled with a special bar so no screws are used *[we have since learned that U-shaped A/Cs use a slightly different installation process, but are still installed by Tindel]*, and that Tindel will teach the staff for future a/c installations. Doug informed tenants that there will be sidewalk sheds in front of the buildings. Garden walkways will be closed as needed.

Mr. Chadwick then began a discussion on **Local Law 11**, which is the NYC facade inspection safety program. It requires buildings taller than 6 stories to have their facades inspected and repaired every 5 years. As we reported last year, Wavecrest Management never filed for us our 78th Street building for Cycle 8, 6 years ago. And there were fines for filing late on the other 2 buildings. We are in the process of paying \$80k in fines. We have legal action against Wavecrest that is ongoing, and I cannot say more about that tonight.

Mr. Chadwick reported we did file Cycle 9 for all 3 buildings in 2023. All 3 buildings' filings were accepted and are rated as SWARMP which stands for Safe With A Repair Maintenance Program. We have 2 engineering firms and are getting a third to give us Plans and Specifications proposals. When we choose one of them, the plans will be sent out to several contractors for bids.

Joe Doren steered us to hire Jack Jaffa Associates to clear up the approximately **12 outstanding Dept. of Buildings and/or the Environmental Control Board violations** on the 3 buildings at a cost of \$300 each. Jaffa has begun the process.

Mr. Chadwick introduced the next topic, **Local Law 97**. He reported that in 2023, we hired the engineers Lawless and Mangione to take a look at our buildings and give a LL97 Energy Study. Their energy efficiency measures recommended included LED lighting retro fitting. Cecilia Durbin will discuss this in her report. We had told them we were already planning new windows. In addition, they suggested TRV radiator valves, roof solar panels and electrical heat pumps. These items were estimated to cost over 2 million dollars for the 3 buildings. Mr. Chadwick said the good news is that presently our 3 buildings have A's on their energy report cards.

[Correction by Mr. Chadwick:
Message from the President

At the annual shareholders meeting I said that all 3 of our buildings were now rated A for our energy benchmarks on the website metered.urbancouncil.org . While 35-25 77th St. and 35-24 78th St. have A's on the report cards on the front doors, 77-12 35th Avenue has a C. I decided to double check and called the NYC Accelerator / Sustainability Help Center. I was lucky to speak to a very helpful person who was willing to look into the matter for me. She found out that the ratings on the urban council site are based on 2015 numbers. So 35th Avenue is actually a C but looking forward she was able to tell me when the new benchmarks come out in October, 77-12 35th Ave. will be a B. The information about no potential fines until 2030 remains true.

Sorry for any confusion, but at least we are moving in the right direction. - Walter]

Based on our buildings' current energy efficiency, there are no potential fines until 2030, so we are turning our focus to our coop's other needs.

Mr. Chadwick then spoke about our **laundry rooms**. We reported last year that e4p, an engineering firm, was working on plans to completely renovate our 3 laundry rooms. The plans are finished and they look great. Unfortunately, after sending the plans out to 4 contractors, only 1 gave a proposal. We think as the city emerged from Covid, contractors were very busy.

At the same time, we saw the cost of the windows go up and the projected LL11 repairs to be done in 2025. The board decided to postpone the laundry rooms until a better time financially.

Mr. Chadwick's last item was **building safety**. As we all know, people have been entering our buildings to steal packages. This has been happening all over NYC in non-doorman buildings. At some point we were asked to look into a security guard. Joe Doren called a security firm for pricing. An unarmed guard was quoted at \$27.50 an hour. So if we hired 1 guard for 8 hours of the night for 365 days a year the cost is \$80,300. Divide that by the 273 shareholder owned units and the cost added to the maintenance would be about \$25 a month. But this is one person for 3 buildings. The Board did not think this might be efficient although it is certainly still an option. We have been so busy recently, but I am thinking **we may reach out to all of you looking to make a committee to explore all options for new security measures.**

Mr. Chadwick introduced **Peggy Russell, the Board liaison to the Admissions Committee.**

Total Sales – Nine (9) apartments were sold between July 13, 2023 and May 9, 2024:

4 apartments in the 77th Street building, 4 apartments in 35th Street building, and 1 78th Street building.

Total Price per Share – The average price per share for the current period is \$1175. During the same period of 2022-23, the average price per share was \$1274.

Although sales remained the same, share values decreased by \$99 per share. The preference for two bedroom apartments continues making it more difficult to sell one bedroom apartments, which is affecting similar co-ops in the area.

Ms. Russell thanked the Committee chair, Phillip Washburne, and Committee members Katherine Howard, Keesha Powell, Lorraine Perez, Sandy Kazer, Peter Russo and Judy Whiting for their time and diligent effort as volunteer members of the Committee. They do a great job.

Ms. Russell reported on the Welcome Committee:

In 2023, Hallie Patterson, Lynn Cassaniti and Vernalie Panchame met with Ms. Russell to discuss ways to be more welcoming to new residents of the Berkeley and the volunteer

Welcoming Committee was formed. The committee is in its final stages of preparing a brochure that provides new members of the Berkeley family with information to familiarize them with aspects of the Berkeley including contact information, committees, access to listserv, and daily living such as laundry, storage, trash and recycling and composting as well as a schedule of activities such as the garden tour, the garden party and children's circle. The brochure will also provide information on the Jackson Heights area including medical facilities, places of worship, the Jackson Heights Beautification Group, and restaurants. When the committee is made aware of a new resident's name and contact information, a committee member will contact the resident and determine a time that they can meet in person. Committee members will bring the new resident a small welcome gift (flowers, a copy of Daniel Karatzas' book on Jackson Heights) and offer a tour of the building while answering any questions. The new resident will be given contact information of a committee member for any questions or help in the future.

Mr. Chadwick then introduced **Cecilia Durbin, Chair of the Communications Committee:**

Communications Committee: We have had an active year with some exciting things accomplished and more in the works for the communications committee.

- A huge thank you to Belinda Conway for another great year as the editor of the **Grapevine**. We stand on the shoulders of Julie Nguyen, Fred Fishell and Rob Opp'd who worked on the Grapevine before us.
- I have been working to make sure the Grapevine features news and information about the co-op that residents can use. This means not only the notes from Board meeting minutes, but information on upcoming physical work being done at the Berkeley, disposal and recycling at the co-op, how our heating system works, pest extermination and anything else I can think of. If there's something you think we should include in the Grapevine, or better yet, something you'd like to write about for the Grapevine, please reach out and let me know!
- Also on our Grapevine team is Judy Whiting, who has been writing her wonderful Artist Spotlights. If you have an artist neighbor or are an artist neighbor (our definition is broad) who we should spotlight in the Grapevine, please reach out to me or to Judy directly. We would love to celebrate you with our community.
- A huge thank you to Matt Lee for all his work keeping **the website** as clear and up to date as possible. And thank you to everyone who has reached out to let us know something is confusing or not up to date. As this is really being done by 2 volunteers, your eyes and your grace are appreciated.

- Speaking of **updating the website**, Caroline Woodward, a Berkeley shareholder and professional Accessibility/User Experience (UX) Designer has been volunteering her time and expertise to redesign our website. The new website will also feature photos by Ken Pao, a Berkeley Shareholder and professional photographer. With the support of some other shareholder and resident volunteers, our goal is to launch the new website before the 2025 Annual Shareholder Meeting. **If you'd be interested in volunteering to write copy for the website or user test it, please reach out to me, and I will connect you with our web development team.**
- In October, I spearheaded the work to **update the guidelines** for the official listserv. After some discussion, I am now also the **moderator of the listserv**. I have already spoken with Seth Sahr, our lawyer, about the value of the listserv as both a way to disseminate official information about what's going on at the Berkeley and as a place for Berkeley residents to connect with each other. The best way to keep this platform a productive place for these purposes is to not say anything on the listserv that you wouldn't say to someone in person and to do our best to assume the best intentions of others.
- While most residents seem to prefer **the laundry room sign up**, not everyone has the same life patterns, so this year we tried adding a first come first serve day and a way to communicate if you do not intend to use all of the washers and dryers during your assigned time and are willing to share (to do this, just add a smiley face next to your apartment number when you sign up!) In a system where many share resources, there is no way to make everyone happy, but at this time, we intend to leave the laundry sign up system as it is.
- We have now **updated the lighting** in almost all Berkeley's common areas from fluorescent to LED both to save energy and reduce costs. On a suggestion from Joe Doren, we worked with the company LEDNext to replace the fluorescent fixtures in our basements and some outdoor spaces. As part of this renovation, we added occupancy sensors, so we are not paying to fully light spaces that no one is in, and we put a timer on the lights in the Seed Room, so those lights, now LED, are only on for 12 hours a day, rather than 24. The Seed Room now also has lights specially designed to keep plants healthy. LEDNext works through an incentive program that connected us with an interest free loan. The loan payments are about equal to the amount this upgrade reduces our electricity bill, so, to us, it would seem as though our energy bill stays as we had budgeted it for a couple years and will then drop once the loan is paid off. LEDNext offered us solutions for our hallway lighting as well, but neither the sconce nor ceiling dome options they offered felt acceptable to the look of the Berkeley. We

swapped out the bulbs in the sconces over a year ago and, though this was more complicated, have now swapped out the bulbs in the overhead domes as well.

- Ms. Durbin asked Metro to compare our energy usage over the same period before and after the work was done. From November 2022 to January 2023, the building used 71,670 kWh's. For November 2023 to January 2024, we used 67,809 kWh's – a reduction of 3,861 kWh's, which is a **5.3% reduction in energy usage**. Not huge, but every little bit helps, and this is before we changed over the 170 some hallway ceiling dome fixtures from 13w each to 5w each, so this will only improve. To do your part to save energy at the Berkeley, **please always turn off the light when you leave the laundry room.**

Mr. Chadwick introduced **Elizabeth Hollander The Garden Committee Liaison**

Ms. Hollander thanked Katherine Howard and Phil Washburne for their incredible service as the co-chairs of the Garden Committee and shared with us that they both intend for this to be their last year as co-chairs. No word yet on who the next co-chairs will be.

Ms. Hollander also reminded shareholders that the Jackson Heights Garden Tour is coming up soon on the weekend of June 8-9.

Mr. Chadwick then announced the results of the Board election and transfer fee amendment votes, which are as follows (votes are shown in shares, not number of apartments)

We reached quorum with 56.67% of outstanding shares in attendance or submitting a proxy ballot.

Co-Op Board Election

Cecilia Durbin - 52,585 Shares

Maxx Salat - 50,020 Shares

William Walter - 48,625 Shares

Transfer Fee Amendment

57.73% of the outstanding shares voted in this election

127 units vote in favor of the amendment

36 units voted against the amendment

66.6% outstanding shares must vote in favor of the amendment for it to pass

On the advice of the coop's lawyers, it is normal to leave a vote like this open for a further 90 days to allow as many open shares as possible to vote as getting this high a level of participation is very challenging to achieve.

Mr. Chadwick thanked Ms. Hollander for her service to the Board and then Introduced Maxx Salat and welcomed him to the Board.

He also thanked Belinda Conway for producing the Grapevine and to Matt Lee for his work on the website.

Mr. Chadwick said this year we have to give a very special thanks to the Garden Committee co-chair, Katherine Howard and her current co-chair Phillip Washburne. At the end of this year they will both be stepping down as chairs. Katherine has been a co-chair since the inception of the garden committee charter when it was formed in 2013. Phillip joined as co-chair in 2018. Katherine's achievements are many and include implementing a unified design in the central garden. Phillip with other gardeners designed the north slope, initiated the redesign of the south law and made the map of the garden for plot allocation. Their incredible hard work has made the Berkeley Garden into a showcase of Jackson Heights. A huge thanks to them and to all the gardeners.

With this, Mr. Chadwick closed the meeting at 8:45pm

At a meeting of the Board after the Annual Shareholders Meeting, the officers were elected. The results were as follows.

Walter Chadwick	- President
Peggy Russell	- Vice President
Cecilia Durbin	- Vice President
Wanda Chin	- Treasurer
Maxx Salat	- Secretary

BERKELEY ARTIST PROFILE: *No artist profile this month.*

WINDOW INSTALLATION UNDERWAY

The window installation started on June 10th with the 78th Street Building. The process has been fully outlined in a memo distributed to each apartment the week of June 3rd. Answers to most questions can be found within the memo. Some highlights include:

- 77th Street Building estimated to start on 7/15
- 35th Street Building estimated to start on 8/25
- Dates subject to change given weather or material delivery delays.
- You will receive notice 1 week before your apartment is scheduled.
- Installation will take place on weekdays between 8 a.m. and 4 p.m.
- To prepare, clear a path from the front door of your apartment to all windows and remove all window treatments. If you need assistance with these tasks please contact Carlos and the staff will assist in moving furniture removal and reinstallation of window treatments.
- Bathroom windows will be clear on top and frosted on the bottom.
- Tindel will install new child guards in all apartments that require them.
- Tindel will reinstall air conditioners using a method that does not include screws.
N.B. - In the case of A/Cs or window guards you must never use screws or the warranty on the window is voided.
- After a window is installed, if you discover it's not working correctly, please contact Carlos. He will connect you to the right people.

CHILDREN'S CIRCLE

Saturday, June 15th at 11 am

Community Room/77th Street

After circle activities & decorating bug boxes, (toy) bug hunt in the central garden

Saturday, July 13th at 11am

Community Room/77th Street

All Berkeley families are welcome.

Hope to see you there.

SCHEDULED BOARD MEETINGS

The following Board meetings will be held on July 9th and August 13th . If you have a topic you would like to discuss with the board, please email them at berkboard@gmail.com.

A REMINDER: Residents are always welcome to address board meetings about anything about the co-op they feel needs addressing. Please give the board 24 hours notice that you'd like to attend, and you'll be invited to the zoom meeting starting at 6:30pm.

Contributors to this newsletter were Walter Chadwick, Cecilia Durbin, Judy Whiting, Belina Conway, and Peggy Russell. If you'd like to contribute content to the Berkeley Grapevine, please email bconwayb34@gmail.com.

BERKELEY — IMPORTANT CONTACT NUMBERS

Carlos Rivera, Superintendent
Ph: (929)919-7660
Office Ph: (718) 424-0040
Email: superberkeley@gmail.com

Milton Zavala, Assistant
Superintendent
Ph: (929)919-7659
Office Ph: (718) 424-0040
Email: superberkeley@gmail.com

Board Email address:
berkboard@gmail.com
Newsletter Email address:
bconwayb34@gmail.com
Berkeley Google Group/Listserv:
theberkownerscoop@googlegroups.com
www.theberkeleycoop.com
Facebook Page:
TheBerkeleycoop

Berkeley Website:

Management Company:

Metro Management Development, Inc.
1981 Marcus Avenue, Suite C-131
Lake Success, New York 11042
Tel: (718) 706-7755 | Fax: (718) 706-7760
www.metromanagementdev.com

Joe Doren, Senior Property Manager
jdoren@metromanagementdev.com
Ph:(718) 593-8908

Arlene Degraff, Administrative Associate
adegraff@metromanagementdev.com
Ph: (718) 593-8922