

The Grapevine Newsletter

I heard it through the Grapevine...

Notes from the June 11, 2024 Berkowners, Inc. Board Meeting

Attendees:

Board Members Present: Walter Chadwick, Wanda Chin, Cecilia Durbin, and William Walter.

Board Members Absent: Peggy Russell, Ed Leahy, Maxx Salat

Also present: Superintendent Carlos Riviera and Joe Doren (Metro Management).

Meeting Called to Order 6:38pm

1. Superintendent's Report

- Garden Chairs Repair: Investigating chair repair options provided by a shareholder at an estimated cost. To be provided to the rest of the board
- Hallway Ceiling Lighting: 90% complete, waiting for the remaining bulbs
Sourcing plastic replacements for broken glass domes
Emergency light packs replaced in 77th and 78th St basement
- Plumbing Repair in Community Room: 77th Community Room waste line
Plaster repair outstanding, to be completed before next board meeting
- Window Replacement:

A/C installation issues

A few incidents of tile damage near windows

Mr. Rivera tracking onsite staff for window installation 4 apartments / 2 days

Gap in trim, Architect following up Tindel

Discussion of fire escape gates

Concern about debris into the garden which Tindel will mitigate with plastic drop cloths over plantings

Process to deal with the issues discussed

- Water Remediation
Doug Lister inspected water damage from two units:
A21 77St
B51 78 St
- Milton Zavala Vacation June 15, thru June 22
- B-side 35th Ave exit ramp area was patched cement
Already approved, super to follow up with contractor
- Waterproofing building façade issue
Tindel Waterproofing (Brad) to inspect 78th St 6th floor for already approved work

Mr Rivera left the meeting at 7:14pm

2. **Manager's Report**

- Windows: Window delivery and installation as well as installation of sidewalk bridge commenced on 6/10/24 as scheduled.
Sidewalk bridge was added to the scope of work for Tindel as a change order based on the advice of counsel. Cost is 15% over quoted price of bridging.
Insurance certificate received from Tindel.
- Annual Meeting:
Only two additional Flip Tax ballots received by this office since the close of the meeting.
- Coop owned apartments:
Renovation of B-34 continues by EDN. Tiling is commencing this week (6/9) followed by cabinet installation, then countertops, floor refinishing, and final coat of paint. Estimated completion is thirty days. Contractor is requesting a progress payment of \$5,000.
- Coop owned unit A-11. Legal rent is presently \$164.00 per month. We will begin billing in July. (This was since found to be incorrect. The rent will be \$503.15)

3. **President's Report**

- Renovation of B34 in 35th. (covered during Manager's report)
- Rental tenant moving out of A38 in 77th on the 15th Walter Chadwick will inspect
- Package Theft: Discussion of package chests as a low cost solution, Cecilia Durbin to research.

4. Treasurer's Report

- Balances as of May 31, 2024; total reserves \$6,079,166.40
- Board-managed:
 - Chase checking and savings \$54,659.08
 - RJFS \$5,813,552.70, with \$1,779,833.29 cash (in 8 banks)
 - \$1.7 million UST matured May 30
 - \$1.45 million UST matures June 13
 - \$250K CD matures July 1
 - \$1.6 million UST matures August 1
 - Three bank CDs (total \$750K) mature Sept through Nov 2024
- Metro-managed
 - Chase - Beautification Account \$46,403.60
 - Chase - Window Assessment Account \$164,550.76
- The next payments to Tindel for the window replacement project will be during July, with anticipated four monthly payments thereafter, approx \$4.5 million balance.

5. Lighting Report

Discussion of obligations for LL88/LL132/LL134, Joe Doren to follow up if there are actions to take.

6. Transfer Fee Proposal

Discussion of when to close the proposal, legal suggested 90 days
A decision will be made at the July meeting

7. Annual Shareholder's Meeting Minutes

Technical issues addressed, minutes are forthcoming

8. Subleasing

A standardized renewal process will be presented by Joe Doren
Walter Chadwick broached the subject of sublets that should have expired

Meeting adjourned at 8:24pm

CHILDREN'S CIRCLE

Saturday, AUGUST 17TH

More info will be forthcoming

All Berkeley families are welcome.

Hope to see you there.

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

WINDOW INSTALLATION UPDATE

The window installation started on June 10th with the 78th Street Building. As of July 10th:

- All of 78th Street, A side apartments EXCEPT for two apartments are complete. The B side of 78th Street is about 1/3 complete.
- The sidewalk bridge at 77th Street will start going up on Tuesday July 15.
- The sidewalk bridge at 78th St will stay up until all street facing windows in that building are complete.
- One week before you will receive a notice indicating the date when your apartment windows will be installed.
- Changes in the schedule may occur due to weather or equipment delays.
- If you need assistance removing blinds or shades please contact Carlos and the staff will assist you.

The below schedule is the most up to date the board has at the moment.

- 77th St A side - 7/29
- 77th St B side - 8/7
- 35th Ave A - 9/3
- 35th Ave B - 9/23
- Finish mid October

A couple other things about window installation to know:

- **Garden pathways** on the B side of 78th Street may be blocked off through most of the month. Garden entrances at 77th Street will start getting blocked off the last week of July.
- If you have any **specific questions** about preparing your apartment or about the scheduling of your window replacement, **reach out directly to Carlos** two to three weeks ahead of when your window replacement is expected to happen.
- **If a resident has an emergency**, for example, someone gets sick in your household, Tindel will reschedule. If this needs to happen, reach out to Carlos. (Please do not do this unless it absolutely must happen. If this happens too frequently, Tindel may charge for the lost productivity if they can't substitute another apartment. So far this has not been an issue.)
- We have had some experiences of debris falling from upper floors into air conditioners below. **If window replacement is happening on the floors above you**, we recommend protecting the top of your A/C so debris does not get inside of it.
- Window replacement is hot and hard work. The window installers have been grateful when residents have provided **cold water and gatorade** as their apartment is being worked on.

SCHEDULED BOARD MEETINGS

The following Board meetings will be held on August 13th, September 10th, October 8th, November 12th and December 10th. 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, Belinda Conway, and Peggy Russell. If you'd like to contribute content to the Berkeley Grapevine, please email bconway34@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