

I heard it through the

Berkeley Grapevine

October 2017

Volume 61

BOARD NOTES FROM THE MEETING HELD ON SEPTEMBER 19, 2017

BUILDING STATUS AND REPAIRS

- 78th Street laundry room – Jay and the plumber will be looking into the reasons why National Grid and NYC Department of Buildings have not yet approved the installation of the new meter. (See update below)
 - We await final government approvals for the ramp project between the 35th Avenue and 77th Street buildings. All contractual issues with the contractor have been resolved.
 - The Board reviewed a proposal from Skyline Restoration for work on the outside of the 78th Street building because of leakage. We are also looking to get other bids. We wish to obtain a second engineering opinion before beginning the work.
 - The brass cleaning in all the buildings has been completed. Next the staff will be asked to paint the exterior railings.
-

GRAFFITI

Someone spray painted graffiti in the lobby vestibule of the 77th Street building. Security footage of the event is being turned over to the police. The building staff removed the wallpaper. We have sufficient wallpaper on hand to replace the damage. Bids are being obtained to install the wallpaper.

COMMUNICATIONS

The communication committee is working on a new newsletter. It was noted that the newsletter's new section on Board meeting activity has had a positive response from residents.

BASEMENT TOUR

On Wednesday, October 18 from 11:00 AM to 1:00 PM Milton will be giving a tour of the Berkeley basements for anyone interested in seeing what space is currently unused. Anyone interested in the tour should meet Milton in the lobby of the 78th Street building at 11:00 AM.

TREASURY APARTMENTS

The Board has accepted a bid on apartment B37 in the 77th Street building. The price is \$505,000. There was no broker involved. We are having the contract prepared and hope to close by year end. We are preparing apartment A23 in 35th Avenue (1 bedroom) for rent. A notice will be posted to the Google group when the apartment is ready for viewing.

End of Board Notes

OTHER NEWS ITEMS

78th STREET LAUNDRY ROOM UPDATE

National Grid is awaiting NYC Department of Buildings (DOB) approval to install a separate gas meter in the 78th Street laundry room. The issue we are having stems from the fact that National Grid and the NYC DOB have been changing the Inspection and Regulations on existing laundry rooms, which are now required be listed on the Certificate of Occupancy (CO) for each building. Our laundry rooms are not on our CO. Our CO needs to be updated, which is going to take some time to complete. These new inspection regulations will also have an impact on the laundry rooms in the other two buildings at some point. We are looking into having all 3 building CO's updated, however, 78th Street is the priority right now. The Board understands the great inconvenience this is to our 78th Street residents and we are continuing to work on restoring the gas dryers.

FLIP TAX ON RESALE OF APARTMENTS

The results of the Flip Tax balloting follow. Fifty-four percent of the eligible apartments (144 out of 268) cast ballots. The remaining 124 either chose not to participate in the democratic process or opted for the passive 'NO' vote by not submitting a ballot.

The number of apartments approving the ballot measure was 97 while the number actively opposing the measure was 47. In the end, the requisite number of shares required (two-thirds of the outstanding 104,220 equaling 69,480) was never met. The number of shares voted in total (either 'YES' or 'NO') was 57,110 or 82% of the required number.

The Board and the Quorum Committee wish to thank Milton Rivera for his help in delivering the ballots and William Scharff for his organizational help.

77TH STREET TREE GUARD

A tree guard has been installed around one of the eight trees on the Berkeley property of 77th Street. The Garden Committee thanks the residents responsible for their kind contributions in order to purchase the tree surround for a new sapling tree on 77th Street. Garden Committee members also planted plants around the tree. This tree surround will protect the tree and let it grow to maturity. If anyone is interested in adopting a tree and purchasing a tree surround, please contact Ted and Katherine at howfelice@gmail.com.

GARDEN FURNITURE

Recently, garden chairs have been damaged beyond repair. Please use the furniture as intended: Do not stand or lean back on the chairs – Chairs are for sitting on only!! The furniture is there for all residents to enjoy. We ask that when you move the furniture you replace it to its original site. Also, when using the tables, please use tablecloths or placemats to protect the tables from grease stains. All residents should pick up after themselves and not leave food items that will attract rodents/roaches.

The garden furniture will be cleaned and put into storage the first week of November.

CHILDREN'S CIRCLE

The Children's Circle schedule for the remainder of 2017 is:

Saturday, October 21

Saturday, November 18

Saturday, December 16

Join other Berkeley youngsters for Children's Circle at 11 am in the 77th Street meeting room for reading circle, musical instruments, puppets, arts and crafts, snacks and fun. All children must be accompanied by an adult. Look for notices on bulletin boards near the mailboxes and in the laundry rooms. Please contact Peg Russell at 347-813-4842 if you have questions.

SCHEDULED BOARD MEETINGS

The schedule of the next two Board meetings is as follows: Tuesday, October 24th and Tuesday, November 14th. All the meetings begin at 6:30 PM. Between 6:00–6:30 PM, all shareholders/tenants may come to the Boardroom in the basement of the 77th Street Building to discuss issues with a Board member. The Board asks that you send an email in advance (**berkboard@gmail.com**) to let it know the nature of your issue and that you be succinct in your presentation. If you are not a resident of 77th Street, you may contact the Board at the above email address to gain entrance.

Contributors to this issue were Terrence Dineen, Anne Eckhardt, Ralph Feliciello, Bertine Lafayette and Peg Russell. Anyone wishing to contribute an article or notice to the Berkeley Grapevine should contact the Berkeley Cooperative Newsletter at berkeleynewsletter@msn.com

BERKELEY — IMPORTANT CONTACT NUMBERS

Milton Rivera, Superintendent: **718-424-0040**
Emergency: **646-403-2558**
Board E-mail address: berkboard@gmail.com
Newsletter E-mail address:
berkeleynewsletter@msn.com
Berkeley Google Group/Listserve:
berkeleycoop@googlegroups.com
Berkeley Website: www.theberkeleycoop.com

Management Company:
Wavecrest Management Team Ltd.
87-14 116th Street
Richmond Hill, NY 11418
Main Office Phone — **718-463-1200**
FAX — **718-850-2798**
Jay Yablonsky — **718-412-3749**
Email: JYablonsky@twmt.net
Yolanda Cuadrado — **718-412-3755**
Email: Ycuadrado@twmt.net
Emergencies (Eves., Wknds. & Hols.): 718-692-7178