

# The Grapevine Newsletter

I heard it through the Grapevine...

## Notes from the October 8, 2024 Berkowners, Inc. Board Meeting

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**Board Members Present:** Walter Chadwick, Wanda Chin, Ed Leahy, Peggy Russell, Maxx Salat, **Board Members Absent:** Cecilia Durbin, William Walter

**Also present:** Superintendent Carlos Rivera, Joe Doren (Metro Management)

Meeting Called to Order at 6:33pm

1. Shareholder-request guest meeting regarding window replacement
  - Discussion of systems for residents to be in touch w/ Tindel and Berkeley staff regarding issues with windows for remainder of process
2. **September Meeting Notes**
  - Board approved Sept meeting's notes(not minutes as quorum was not met)
3. **Superintendent's Report**
  - **Basement floors will be painted when windows are completed**
    - All 3 buildings
    - Oil-based paint to prevent scratching
    - Will use blowers to hasten drying process
  - **Windows update**
    - Most recent update sent to listserv
    - Having an issue with crooked bathroom window in one unit - Mr. Lister will address
    - Plaster repairs up to 2nd/3rd floor 78th B-side - 2nd floor complete next week
    - 85% done as of 10/8/24
    - Debris from windows will be cleaned as part of the punch list
  - **Bathroom repairs taking place in rent-stabilized unit owned by Co-Op**
    - Toilet installed, floors installed, wall needs water-tight seal

- **Resume for handyman to start as a plasterer**
  - Comes recommended by another Superintendent
  - Presently subcontracting
  - Previously a union member, not currently
- **Brass cleaning**
  - Found a vendor who wants to clean all brass with exception of wall sconces - provided estimate, need 2 more
- **77th St compactor A-side**
  - Needs welding by vendor - will get estimate
- **Boiler maintenance**
  - 77th St complete - fire tubes cleaned, overhaul from boiler company
  - 35th Ave - 16 fire tubes replaced, worked on refractory wall of boiler oven - complete 10/8
  - 78th st - cleaning 10/10
  - Overhaul coming for 35th, 78th
- **Apts under renovation**
  - B29 78th - tiling being done in shower area
  - B54 - NY contracting doing window waterproofing
- **Ready for Insurance inspection 10/10/2024**
  - Showing 2-sale ready treasury units, president's apartment, an additional apartment, Carlos' apartment, Milton's apartment

#### **4. Manager's Report**

- **Financial**
  - Credits/assessments issued for Sept
  - \$50,000 float in operating account has helped cash flow
    - No bills over 90 days at current
  - Marin and Montanye retained to correct W2 filing issue w/ Wavecrest
- **Window Installation**
  - Payment 5 application received for 1,485,870.50 less 10% retainage payment - 1,337,283.45
  - 10% credit issued by Mr. Lister due to incorrect invoicing
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- **Exterior Waterproofing**
  - Mr. Lister addressed duplicate language in proposals/scope of work from Lawrence Restoration
- **Co-Op owned Apartments**
  - Renovation of B34 complete (less a shower door)
  - 35th Ave A14 has renewed for 1 year
  - Insurance Inspection 10/10 by Principle
- **Local Law Compliance**
  - Metropolitan Refunds retained for LL88 filing
    - Filing deadline extended but not compliance deadline- should be in compliance by end of year
  - Local Law 11 repairs due by 12/31/2026
  - LL126 - co-op will be subject, architect used for façade will be used for parapet inspection
  - BOI Filing - Beneficial Ownership Information
    - New federal disclosure filing is now required. Metro or Marin & Montanye can perform this filing
- **Wavecrest**
  - \$81k in penalties on City register for late filing of Local Law 11 - does not appear to be accruing interest

## 5. President's Report

- **Setback on west side of 35th Ave trespasser**
  - Landscaper planted pyracantha
  - Electrician installed motion sensor light
- **Treasury Unit up for sale**
  - 77th st A38
- **The Board votes in favor of permitting trick-or-treating**
- **Ongoing Wavecrest litigation**
  - Board approved counter-offer
  - Mr. Doren will follow up with attorneys to drive action
- **Package storage solution**
  - Mr. Chadwick and Ms. Durbin met with Shareholder Wil Fischer who will be exploring the package storage issue

## 6. Treasurer's Report

- Balances as of September 30, 2024; total reserves \$4,496,876.02
- Board-managed
  - Chase checking and savings \$54,659.99
  - RJFS \$4,328,679.61, composed of \$2,827,914.61 cash and six (6) bank CDs (\$250K each).
  - The CDs mature from 10/1/2024 to 1/24/2025, with rates ranging from 5.15 to 5.45%.
  - During the month of August, for the window replacement project, payments were made from the RJFS and window assessment accounts to Tindel, i/a/o \$1,177,225.40, and to Douglas Lister, i/a/o \$43,000. The next payment to Tindel is anticipated to be made in mid-October, i/a/o \$1.34 million. The current balance to completion (net of the current amount due) is \$1.47 million.
- Metro-managed
  - Chase - Beautification Account \$46,711.02
  - Chase - Window Assessment Account \$66,825.40

## 7. Admissions Committee

- Peggy will act as liaison to Admissions Committee

Meeting adjourned at 8:10pm

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 **HOLIDAY CHEER AT THE BERKELEY!** 

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Come join in celebrating the holidays in the 35-25 77th Street Lobby.

**Friday, December 13th 6 - 8 pm**

Stop by for wine and cheese and a chance to wish our staff happy holidays!

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## Children's Circle

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The Children's Circle will meet on Saturday, December 14th at 11:00 in the  
Community Room.

All Berkeley families are welcome!

Hope to see you there!

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## WINDOW INSTALLATION UPDATE

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We are happy to report that all the new windows at the Berkeley are installed. Presently, we are in the punch list phase of the project. There are a few apartments that have missing screens, need caulking, trim installed or a window sash replacement. Carlos, our architect (Doug Lister) and I are in touch with the Tindel company owner as these final list items are completed. With the sidewalk bridges removed, Tindel will do a cleanup of all our garden beds and fire escapes. Only when all this is complete will we pay Tindel the final retainage payment.

We have received 10-year warranties from Northern Windows and Tindel Replacement Windows.

As of November 20, our staff has completed the plaster repair in our 78<sup>th</sup> St. building as well as the 6<sup>th</sup> and 5<sup>th</sup> floors of the 77<sup>th</sup> St. A side. The plaster work is moving faster than anticipated now that we have hired Ricardo to help Brahma. When 77<sup>th</sup> Street is finished, we will begin on 35<sup>th</sup> Avenue needs less repair as the window surrounds are metal. If you are unsure whether you are on the plaster repair list and would like to be, you may reach out to Carlos. Please remember, it is the shareholders' responsibility to do any painting.

Next on the project is the restoration of original flute molding on the facade of 35-25 77th Street. There are 8 triple windows on the first and second floors on either side of the entrance. When the windows were last replaced in the 80s, the beautiful flute molding was covered with aluminum siding. The NYC Landmarks Preservation Commission

required as part of our permit process that we remove the aluminum and restore the molding. When we removed the aluminum, we were happy to find the wood in better shape than feared. We are sending the job to 4 contractors to bid. We shall see if it's not too late in the season weatherwise to do the work, or if we have to wait until spring. Once complete, our facades shall be returned to their glory! Thank you all so very much for your patience throughout this project. It was long in the planning and not easy, but we believe the Berkeley is in a better place for years to come.

-Walter Chadwick, Board President

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## Curbside Composting at the Berkeley

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The NYC Dept. of Sanitation rolled out voluntary residential curbside composting in Queens last year, and it was such a success that it is now required for all residential buildings across the five boroughs. Composting food and yard waste dramatically reduces the amount of garbage taken to landfills and has other benefits as well.

Berkeley residents already know composting basics, but here is a refresher:

### What to do:

- **Food scraps and soiled paper food wrappers** go in the specially-labeled brown and black plastic bins in each of the four entrances to the garden (two on 77<sup>th</sup> St and two on 78<sup>th</sup> St)
  - o Food scraps can include fruit, vegetables, meat, bones, dairy and prepared foods that are no longer appetizing
  - o Soiled food wrappers can include teabags, coffee filters, pizza boxes, paper napkins and paper towels
  - o Do **NOT** put pet waste, Styrofoam, medical waste or similar things in any compost bin
  - o Deposit your scraps in paper bags such as lunch bags or Trader Joe's bags (cleanest), **compostable** plastic bags or directly into the bins. Try not to include liquids as this makes a mess of the bins. Do NOT put regular

plastic bags in the compost bins. While the liner is plastic, city workers simply slice open this bag and cannot slice open all of our individual small plastic bags.

- o Some people find it easiest to store scraps in a plastic bag in their freezer until they have enough to fill a paper bag

- **Leaf and yard waste** not used to insulate garden beds during the winter go into brown paper lawn and leaf bags, available from building staff

- o Lawn and leaf bags are placed next to the food waste bins in the garden entrances

- o Please put **only dry plant material** in these bags since wet things (including wet dirt) can leak through and destroy the bags

- o Please do not overfill these bags. If you need a new one, ask building staff

All this information is summarized in a NYC Dept. of Sanitation handout, found here:

<https://dsny.cityofnewyork.us/wp-content/uploads/curbside-composting/curbside-composting-is-easy-en.pdf>

### **Where all the waste goes once it's in the bins:**

The NYC Dept. of Sanitation collects food/paper/yard waste along with recyclables; our building staff take the bins to the curb the night before collection. NYC uses the collected food and paper waste to create renewable energy (in the form of biogas) and leaf/yard waste to make compost. This compost is then sold to landscapers and given away to New Yorkers at compost giveback events held in the spring: For more information:

[https://www.nyc.gov/site/dsny/what-we-do/programs/compost-givebacks.page?utm\\_name=](https://www.nyc.gov/site/dsny/what-we-do/programs/compost-givebacks.page?utm_name=)

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## A Message from our City Councilman About the Drought Warning

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***Shekar Krishnan***  
CITY COUNCIL | ELMHURST & JACKSON HEIGHTS

### **NYC Is Under a Drought Watch!** **Tips on How to Save Water**

- Take shorter showers
- Fill the tub only halfway
- Fix any leaks in your home
- Don't flush the toilet unnecessarily
- Turn off faucet when not using (brushing teeth, shaving)
- Report any leaking or running fire hydrants to 311
- Water plants before 9am & after 7pm, avoid overwatering

For more info, visit: [nyc.gov/savewater](https://nyc.gov/savewater)



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## SCHEDULED BOARD MEETINGS

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The following Board meetings will be held on December 10th, January 14th and February 11th. If you have a topic you would like to discuss with the board, please email them at [berkboard@gmail.com](mailto: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. Meetings take place in the Community Room at 6:30 p.m.

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

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