

# The Grapevine Newsletter

I heard it through the Grapevine...

## Notes from the January 14, 2025 Berkowners, Inc. Board Meeting

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### Attendees:

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

**Board Members Absent:** Ed Leahy

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

1. Meeting Called to Order 6:38pm
2. Board Voted in Favor of adopting December 10th, 2024 Board Meeting minutes

### 3. Superintendent's Report

- Basement floor painting (all 3 buildings) pending better weather (above 40°F)

#### Plaster update

- Will begin work 4th Floor B Side of 77th St as of 1/17.
- ~30 apartments left, estimated completion by mid-February

- Steel Ramp in 35th Ave Completed
- Window Insulation for Air Conditioners added in all 3 buildings based on shareholder requests

#### Potential Hire for Handyman Position

- Board Voted to approve the hiring of new Handyman following staff retirement

#### Apartment Door & Lobby Door Painting

- To be performed after basement floors (requires warmer weather)  
~Roughly May 2025

- **Carpet Cleaning Update** - belt broke in machine, sent out for repair

#### **Air Conditioner Protocol**

- Need new specifications drawn up by Mr. Lister
- Memo detailing installation protocol to be written, submitted

#### **Dryers**

- Some machines dry less efficiently than others
- Mr. Doren recommends having the dryers serviced, and later contacting the salesperson that sold the contract if the machines continue to underperform

- Mr. Rivera left the meeting at 7:38pm

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

- **Financial**

- Increase notice was distributed with January Maintenance bills - 3.5% increase goes into effect February 1, 2025

- **Co-Op Owned Unit:** Application received for 35-25 A38

- **Windows**

- Billing to Lister paid thru November 2024
- Invoicing of application 7 and 8 [from Tindel presented to the board]. Project total for windows: \$4,630,025

- **Local Law Compliance**

- Parapet inspection performed by Jack Jaffa, reports note parapets to be in great condition
- Gas detectors will be required in all apartments with gas stoves by May 2025.
- Local Law 97 amendment - new rule requires building square footage to be measured to determine efficiency by May 1st
- Local Law 11 - interviews with engineers to prepare scope of work and plans to be scheduled

- All staff members completed annual sexual harassment course as required by NYS

#### **Laundry Room/Basement Legalization**

- Sing Ng of CBNY Architects will meet with Carlos to review basements and issue proposals

- Urban Arborists trimming trees 1/15/2025

## **5. President's Report**

- Reviewing pricing of Co-op owned apartment currently listed for sale

## **6. Treasurer's Report**

- **Balances as of December 31, 2024:** total reserves \$2,340,231.42
- **Board-managed**
  - Chase checking and savings \$50,697.23
  - RJFS \$2,211,648.16, composed of \$1,289.76 cash and nine (9) bank CDs (\$230,000 to \$250,000 each). The CDs mature from 1/13/2025 to 11/7/2025, with rates ranging from 4.15 to 5.15%.
  - During the month of December, for the window replacement project, \$344,379.29 from reserves was paid to Tindel. The next payment to Tindel will be \$264,792.87 will be made during January 2025, and represents retainage release, less \$10,000 for open punch list items.
- **Metro-managed**
  - Chase - Beautification account \$46,950.68
  - Chase - Window assessment account \$30,935.35
- The last window assessment will be billed with the March 2025 maintenance. There remains additional costs related to millwork and molding for the window replacement project.
- The sale of a Treasury unit that is under contract is expected to generate additional cash of approximately \$670,000 some time in the first quarter of 2025.

## **7. Communications Report**

- Website update in progress

## **8. Admissions Report**

- Admissions party to be scheduled for February

Meeting Adjourned at 8:29pm

**!SAVE THE DATE!**

# **BERKELEY ANNUAL SHAREHOLDERS MEETING**

Convening In Person

**Tuesday May 13, 2025**

**6:30pm**

The Jewish Center of Jackson Heights

37-06 77th St.

A more formal announcement will come by mail soon.

Please put this date in your calendar

If you will not be able to attend, **please decide to whom you will give your proxy vote!**

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## **CALL FOR BERKELEY BOARD CANDIDATES**

As we did reach quorum at last year's Annual Shareholders Meeting

### **4 BOARD SEATS ARE UP FOR ELECTION**

Shareholders who wish to run for the Board may submit their resumes and/or letters of intent, 1 page maximum, either by email to [berkboard@gmail.com](mailto:berkboard@gmail.com), or by post to the Board Secretary, Maxx Salat 77-12 35th Ave. Apt. B45, Jackson Heights, NY 11372

The deadline to get on the ballot is **Friday, March 28, 2025**

If you would like to know more about what being on the board entails or have any questions about running, please don't hesitate to reach out to any current board member.

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## MARCH CHILDREN'S CIRCLE

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Saturday March 15, 2025, 11 AM

77th Street Basement Community Room

All Berkeley families are welcome. Looking forward to seeing you there.

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## WINDOW UPDATE

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As of February 11, Window Plaster Work has moved to the 35th Ave 6th floor of the B side. Carlos will have work started on the A side shortly as well. Plaster work will happen on both sides moving towards the first floor simultaneously. 78th St and 77th St plaster work is completed. There is significantly less plasterwork in the 35th Ave building.

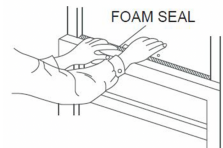
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## FREE WINDOW INSULATION STILL AVAILABLE

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If you do not have foam insulation between the upper and lower sashes of any window with an A/C installed, please email Carlos so he can add insulation at [superberkeley@gmail.com](mailto:superberkeley@gmail.com). He will work with you to arrange installation.



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## NEW STAFF PERSON AT METRO MANAGEMENT

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Joe Doren has a new Executive Assistant. His name is Boris Drew and prefers to go by Drew. His email is [bdrew@metromanagementdev.com](mailto:bdrew@metromanagementdev.com). His phone number is (718) 593-8922. Please update your records. Any emails to Joe should also include Drew.

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## COMMUNITY ROOM RENTAL FEE

### Raised to \$200 starting March 1

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It has been many years since there has been an update in the rental fee for the community room. Due to rising costs of building utilities, including those serving the community room and in hopes of possible future improvements, the board voted to raise the fee for the Community room starting March 1 to \$200.

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## ADMISSIONS COMMITTEE UPDATE

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The Berkeley Admissions Committee has some new members. The complete list of members is as follows:

**Chair:** Phillip Washburne, **Committee Members:** Jacquie Talbott, Judy Whiting, Laura Drawbaugh, Peter Russo, Sandy Kaszer, Sashka Korzenska, Shona Chakravartty

**Board Liaison:** Peggy Russell

Thank you for your service to the Berkeley Community.

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## COMPOSTING REMINDER - NO PLASTIC BAGS

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We are so proud of resident participation in the city composting program! Here are a couple areas for improvement:

- **Do not put plastic bags into compost bins.** This prevents the city from using our compost and could result in fines. **Only compostable plastic is allowed.** If you bring your compost down in a plastic bag, such as a grocery produce bag, dump your compost directly into the bin and throw the plastic bag away in a trash can.
- **Do not overfill the bins and be sure to close them securely** to avoid attracting rodents. Because so many residents are taking advantage of this program (which is great!) we have added a 2nd lockable bin at every entrance



## GAME NIGHT RETURNS!



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After a long pandemic hiatus, the Berkeley Social Club is back

### **Adults Game Night Friday, February 28 7pm-10pm**

Berkeley Community Room, 77th Street basement

Our mission is to provide a welcoming venue for Berkeley residents to gather and socialize. We offer “BerkSocials” on the last Friday of every month from 7 to 10 PM.

We offer a variety of games including Bingo, Cards, Scrabble, Uno, Backgammon, and Sequence or bring your own tabletop game to share.

For more information, contact Marina Pomeroy & Stacey Zaretsky at [MyBerkSocial@gmail.com](mailto:MyBerkSocial@gmail.com).

We look forward to seeing you there!

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## **JOIN THE CAPITAL PROJECTS COMMITTEE**

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This new committee will play a key role in overseeing and advising on potential co-op improvement projects, from planning to completion. We’re looking for individuals with expertise or an interest in fields such as architecture, engineering, landscaping, interior design, construction management, housing law, compliance, sustainability, and related backgrounds (particularly those with an architecture background). If you want to help improve our shared space or further support our community, this is a great opportunity to contribute your skills and collaborate with other dedicated members.

**Please contact Victor Shey (victor.shey@gmail.com)** if interested; the first meeting was held in mid-February and this committee is off to a great start.

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## LOCAL LAW 157 / NATURAL GAS DETECTORS

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Local Law 157 was passed in 2016 but no national standards existed at the time for the installation of natural gas detectors. In 2023, the National Fire Protection Association (NFPA) published their standards for installation and the NYC Department of Building adopted these guidelines to inform their new rules.

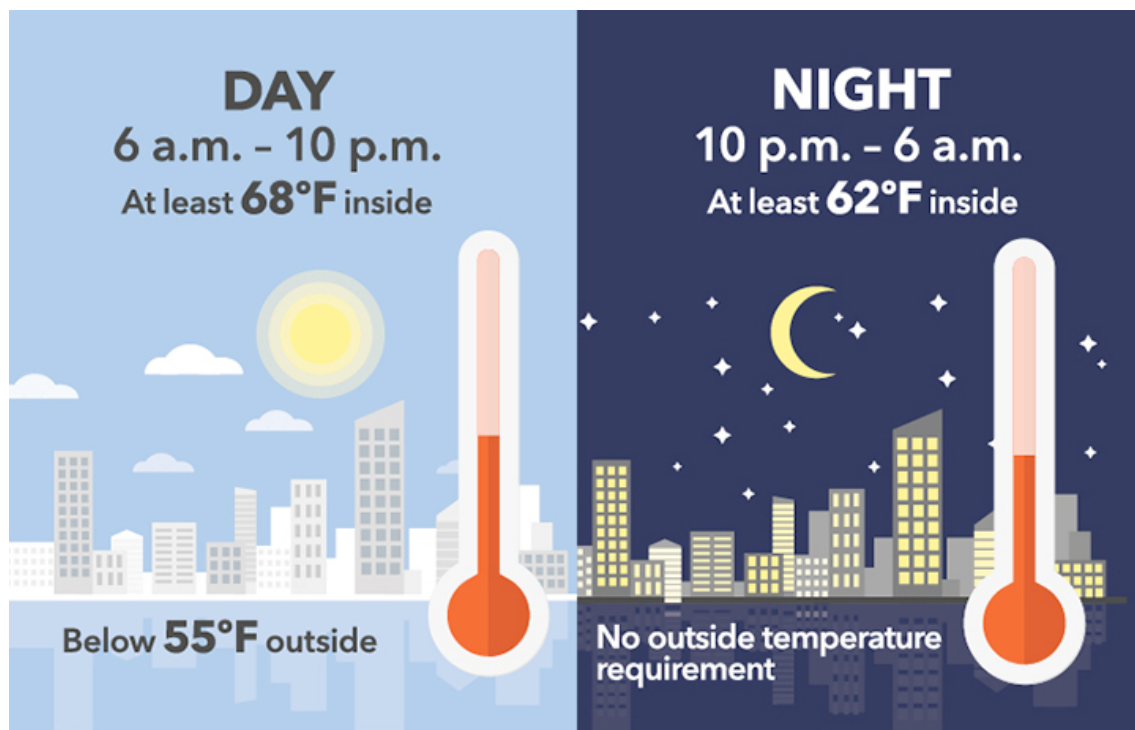
NYC cooperatives must comply with LL 157 by May, 1 2025 and the co-op must cover the cost and installation.

The detectors for 35-24 78<sup>th</sup> Street, our only building with gas lines for stoves, are on order. When they arrive, Carlos will notify affected residents and begin the installations.

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## NYC APARTMENT TEMPERATURE REQUIREMENTS

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## SCHEDULED BOARD MEETINGS

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The following Board meetings will be held on March 11th, April 8th and May 13th (ASM). 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, Victor Shey, Laura Drawbaugh, Stacey Zaretsky, 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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### **BERKELEY — IMPORTANT CONTACT NUMBERS**

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