

Berkeley Grapevine

BOARD NOTES FROM THE MEETING HELD ON AUGUST 18, 2020

Due to the coronavirus, the Board meeting was held virtually via Google Meet. Ms. Eckhardt served as chair and called the meeting to order at 6:05 PM.

1. The Board reviewed and approved as written the minutes of the July 14, 2020 Board meeting.
2. Mr. Rivera reported that plumbing repairs had been made in Apts. B-36 (35) and A-63 (78).
3. Ms. Eckhardt & Ms. Russel have met with the building staff.
4. Additional keys were purchased for the various storage rooms. It was agreed that anyone renting a storage bin, who required extra keys, will be charged \$20.00 per key.
5. Astragals have been added to the lobby entrance doors, to enhance security.
6. The building's boiler plants are being overhauled in advance of the heating season.
7. The Board discussed creating a schedule of charges for staff repairs that are individual Shareholder responsibility. After a general discussion, the Board agreed to continue to bill for work at \$60.00 per man per hour. However, Mr. Rivera agreed to put together a chart showing estimated time spent for the most typical repairs.
8. Mr. Rivera reported that Con Edison is in the process of installing smart meters in 35th Avenue and 78th Street.

At 7:25 PM. Mr. Rivera left the meeting.

9. Ms. Eckhardt reported Mr. Lister has submitted documents to Landmarks, and the Department of Buildings, in connection with work around the bay windows of the 6 line in 78th Street. He is hopeful that the work will be able to start in September.
10. Mr. Lister has been asked to provide an update on the status of the waterproofing and window replacement projects.
11. Mr. Koch reported that the architect has recommended that we begin the filing process to legalize basement usage.
12. Ms. Eckhardt reported that she has been in contact with the Cooperative's general counsel, regarding holding the Annual Shareholder meeting virtually. According to counsel, the Cooperative's by-laws don't allow for a virtual meeting. Accordingly, the Board agreed to delay the meeting until it is safe to hold the meeting in person.
13. Ms. Russell reported that there would not be a garden party this year.
14. Mr. Yablonsky reported the license agreements have gone out to all residents that currently have storage bins.

15. The new compost bins are now up and running.
 16. Ms. Eckhardt reported that she is working on a new newsletter.
 17. Mr. Stuart reported that two new cameras were installed in the garden. While doing the installation, Communications Plus damaged two garden plots. The Board agreed to back charge the contractor and to give each of the effected Shareholders a \$100.00 credit on their maintenance bill.
 18. It was noted that the assistant superintendent has now moved into the building.
 19. The Board discussed renovations in the superintendent's apartment, including renovating the bathrooms. The Board agreed to proceed with this work and to have Ms. Prevost coordinate.
 20. The Board noted that Stephen Sandoval, the Shareholder of Apt. B-18 (78) has approached the Board regarding cleaning the bike rooms and installing bike racks. The Board agreed to request that he provide a budget, and details indicating how many spaces will then be available.
 21. Ms. Eckhardt reported that Ms. Lafayette has resigned as a director of Berkowners, Inc. After a general discussion, and upon motion duly made and seconded, the Board unanimously elected Mr. Ed Leahdy, the Shareholder of Apt. B-67 (35) to fill Ms. Lafayette's unexpired term.
 22. Mr. Chadwick agreed to look into the installation of a sprinkler system in the garden lawn areas.
 23. The Board reviewed the status of collections and noted that the Corona Virus situation had not had a significant adverse effect.
 24. The Board reviewed the Coop's cash position. The Board also reviewed a schedule of paid and unpaid items.
 25. The Board previously scheduled its next regular meeting for September 15, 2020, at 6:00 PM.
- There being no further business to come before the Board, at 7:20 PM. Ms. Eckhardt accepted a motion to adjourn.

OTHER NEWS ITEMS

REQUEST FOR SHAREHOLDER INFORMATION

Please be advised that a current shareholder has requested the names and addresses of all Berkeley shareholders. Under the New York Business Corporation Law, Shareholders are statutorily entitled to the names and addresses of their fellow shareholders. The individual requesting the information has submitted an affidavit stating that they desire the information only for purposes in line with those of the corporation and that they will not offer the shareholder list for sale. After our attorney's review and approval of the affidavit, the Shareholder was given our Shareholders' names and addresses only.

ANNUAL SHAREHOLDER'S MEETING

The Annual Shareholder's Meeting has been canceled until further notice. Due to COVID-19 we cannot have large gatherings, which prohibits us from holding the meeting.

Four of the seven board positions were up for election as follows: Eric Koch, Peggy Russell, Wanda Chin, and Bertine Lafayette. Bertine informed the Board on July 14th that she would not seek re-election. As of the July 24th deadline for submitting resumes to run for a board seat, only one resume was received, which was from Ed Leahy.

If we were able to hold the Annual Shareholder's Meeting, there would have been four individuals running for the four seats that were up for election. That being the case, there would not have been any voting. Therefore, the Board unanimously agreed to admit Ed Leahy to the Board effective immediately.

GARDEN ETIQUETTE

The Board has previously set out rules for using the garden during the COVID crisis. At the moment, the Board has not relaxed the rules for using the garden during the COVID crisis. They will re-evaluate the situation at their September 15th meeting. The rules that are currently being enforced are as follows:

Garden Activities:

At present and going forward until NYC is entirely open, ONLY residents of the Berkeley are allowed to use the garden (no outside family or friends are permitted). All residents using the garden MUST wear face masks. Eating food at this time is prohibited; drinking is allowed with the use of a straw enabling the mask to stay in place. The Board has agreed to allow chairs to be placed in the garden. Keep in mind that you must continue to socially distance yourself from others in the garden. Violation of these procedures will subject the Shareholder to a \$100.00 fine for the first infraction, and escalating fines thereafter.

And yet we have residents who are not following the rules.

The Board put these rules in effect with the entire Berkeley population in mind. Wearing a mask is not to protect you – it's to protect others. Wearing a mask will allow residents who are high-risk individuals to visit the garden and get fresh air and know they are safe.

We are fining individuals for violating these rules. You **MUST**:

1. Wear a mask in the garden. The mask must be worn from the nose down to the chin.
2. **DO NOT** take your mask down to speak.
3. There is **NO EATING IN THE GARDEN**
4. You can drink beverages using a straw – you cannot take your mask off to drink.
5. **NO** outsiders (including caregivers) are allowed to be in the garden

Please be kind and considerate of your fellow neighbors so everyone can enjoy the garden.

Also, please do not give Carlos a hard time for telling you that you are violating the rules as he is only doing his job.

BIKE ROOMS

The bike rooms have become overcrowded, and some bikes are not tagged, have flat tires, and are covered in dust. Please make sure your bikes are tagged with your name and apartment number. See Carlos if you need a tag. **The deadline for doing this is August 31, 2020. After the deadline, the staff will remove any untagged bikes, and they will be donated to charity.**

Stephen Sandoval and Omar Gonzalez are the co-chairs of the Bike Committee that is coming up with a new design for the bike rooms. If you have any questions, please contact them at the following email addresses sandovalny@gmail.com or omarggss@gmail.com.

At the last Board meeting, the Board decided to charge a \$5 monthly fee per bike for using the bike rooms. In addition, each bike will be assigned a specific space in the bike room.

VIRTUAL MONTHLY TOWN HALL – Message from Roy Sirengo

Fellow Shareholders,

Beginning in September 2020, I'm organizing a **monthly, virtual Town Hall**. You can **call in** or attend **via web-conference** (details to follow.) This would be a forum where you can ask questions and share information with your neighbors. Please post questions (for the September 2020 call) on the Google Group. We will reach out to the Board for answers to pertinent questions and/or invite them to attend. Of course, all shareholders are welcome to join.

The call may be set to recur on a set day of each month (e.g. last Thursday) or scheduled for each quarter. Feel free to offer your thoughts on that along with suggestions for an appropriate format:

- Fixed time interval per interested Shareholder + time for open discussion.
- Reserved time slot for a topic of interest & speaker (Shareholder or outside expert.)
- Open discussion for the entire duration (maybe a little chaotic but fun to try.)

We will collectively establish a guidance framework for the call, beyond which there will be no filtering/sanitizing/muzzling shareholder conversation. Like anything else I imagine, finding a suitable format will take a little bit of trial and error as would its utility to participants. But I think we should begin and improve on it with each session.

None of us will live here forever, but each of us has an obligation to make this place a little better for the next generation of shareholders. A connected, informed shareholder body is much better equipped to make decisions that will improve our community.

Thanks for reading, and please share your thoughts in this poll. Details TBD. <https://forms.gle/AFxUd9GuvxjATZ1R7>

BLAST TEXT MESSAGING SYSTEM

Several residents have asked how they can be put on the blast text messaging system that Carlos uses to inform residents about issues in the buildings, such as, water and elevator shutdowns, boiler repairs, etc. You can easily be added to this system by completing the Contact Information Form found on our website at the following link:

<https://www.theberkeleycoop.com/copy-2-of-documents>



Please email or give your completed form to Carlos.

VESTIBULE CAMERAS

The port for access to the vestibule cameras has been changed. If you have downloaded the NVMS7000 app on your smart phone, you only need to edit the port data as follows:

| Enter IP Information For Your Building | | | |
|---|--------------------|--------------------|--------------------|
| Data Item | 35th Avenue | 77th Street | 78th Street |
| Port | 8035 | 8077 | 8078 |

For new users, the complete instructions for accessing the phone app was posted in the Google Group.

THE GARDEN COMMITTEE

If you are interested in joining The Garden Committee, volunteering for garden workdays, adopting a plot, donating, or have further questions, please contact:

Katherine (howfelice@gmail.com) or Kayhan (kayhan@artivista.org)

THE BERKELEY SOCIAL CLUB

Until further notice, all events have been postponed



SCHEDULED BOARD MEETINGS

The dates for the next Board meetings are on Tuesday, September 15, October 13, November 17, and December 15. Due to the coronavirus, the Board will not be meeting with residents. If you have an issue you would like to discuss with the Board, please email the Board at berkboard@gmail.com

Contributors to this issue were Fred Fishel, Anne Eckhardt, Eric Koch, Marina Pomeroy, Peg Russell, Roy Sirrengo, and Stacey Zaretsky. Anyone wishing to contribute an article or notice to the Berkeley Grapevine should contact the Berkeley Cooperative Newsletter at berkownersnewsletter@gmail.com

BERKELEY — IMPORTANT CONTACT NUMBERS

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