

Berkeley Grapevine

March 2020

Volume 81

BOARD NOTES FROM THE MEETING HELD ON FEBRUARY 18th, 2020

Ms. Eckhardt served as chair and called the meeting to order at 6:50 p.m.

1. The Board reviewed and approved as written the minutes of the January 21, 2020 Board meeting.
2. The Board reviewed the Superintendent's report and discussed recent activities in the Co-op including;
 - Inspections of the laundry facilities have been conducted by the firm of Allen + Killcoyne Architects.
 - The firm of Douglas J. Lister, Architect, is continuing their survey of the windows and building leaks.
 - The Board agreed to schedule interviews for two assistant superintendent candidates.
 - The Board discussed re-wallpapering 35th Avenue and 78th Street vestibules.
 - The Board discussed re-sending a notice to Shareholders regarding pet registration.

At 7:10 p.m. Mr. Rivera left the meeting.

At 7:15 p.m. Mr. Dan Allen of the firm of Allen + Killcoyne Architects joined the meeting.

3. Mr. Allen discussed tenant amenities spaces, laundry room requirements, and ways to update the Certificate of Occupancies, for the buildings, to regularize the use of the basement spaces. Mr. Allen agreed to meet with the Department of Buildings Public Advocate, to determine the best way to update the Certificates of Occupancy to reflect actual usage of the various spaces.

At 7:45 p.m. Mr. Allen left the meeting.

At 7:50 p.m. Mr. Douglas Lister of the firm of Douglas J. Lister Architects joined the meeting.

4. Mr. Lister reported on his ongoing survey of water infiltration and window replacement. He stated that he would have drawings for the installation of gutters at the bay windows completed in a week and drawings and specifications for exterior work completed in approximately 6 weeks. He also stated that interior waterproofing repairs could begin immediately. He agreed to contact contractors who specialize in this work. Mr. Lister is also continuing his work on drawings, specifications, and budgeting for the window replacement project.

At 8:35 p.m. Mr. Lister left the meeting.

5. Ms. Eckhardt reported that a newsletter was recently distributed to the Shareholders.
6. Ms. Eckhardt and Ms. Chin are working on reconciling the Cooperative's reserve accounts.

BOARD NOTES (continued)

7. The Board continued its review of the proposed 2020 operating budget. After a general discussion, upon motion duly made and seconded, the Board agreed to adopt the expense budget and to increase maintenance by 1.5%, effective April 1, 2020. Mr. Yablonsky was asked to draft a letter for the Board's review.
8. Mr. Yablonsky was asked to look into what effect the new rent laws may have on Coop owned rental units.
9. The Board previously scheduled its next regular meeting for March 17, 2020, at 7:00 p.m.

There being no further business to come before the Board, at 8:45 p.m. Ms. Eckhardt accepted a motion to adjourn.

OTHER NEWS ITEMS

NEW ASSISTANT SUPER!!

Board members recently interviewed two assistant super candidates. We extended an offer to Milton Zavala, and he has accepted. He will be joining us as of Monday, March 2nd. If you see him with Carlos in the near future, please introduce yourself and welcome him to our community.

CAPITAL IMPROVEMENTS COMMITTEE UPDATE

Garden Pathway Project. – Nothing to add at this point.

Window Replacement / External Water Infiltration. As of Tuesday, February 18, Douglas J. Lister, the architect for this project, has completed his physical inspection of all but 2 of the 50 units which have reported moisture damage on walls and ceilings which have been believed to have been caused by water infiltration around the windows or through the masonry walls of the building. Some of the reported damages were determined to have been caused by faulty steam air vent valves on the radiators.

As we had mentioned in the previous newsletter, if you hear hissing coming from the radiators or your apartment seems very humid, you should call our Superintendent's office to inspect your relief valves; the hot and moist steam air escaping through faulty relief valves can not only damage your walls and ceilings in the vicinity of the radiators, but they can also damage the floors around the radiators and potentially cause water leakage into the apartment(s) below. In a number of other cases, the damage has been determined as to have been caused either due to the faulty installation of the window air conditioner (improper leveling, sealing, etc.), and owners are urged to ensure that their window air conditioners are installed and sealed properly. There are a number of factors involved in the other cases, including leakage from radiators in above apartment(s), leakage around the window jambs, lack of gutters on the bay window studio apartments in the 78th Street Building, and other masonry infiltration including unsealed areas where the fire escapes tie into the building and shifted coping stones. While the Board and the architects will be continuing with the window surveys, and the drawings, bid packages, and obtaining cost estimates for the window replacements, the first priority will be resolving the water infiltration issues, the majority of which do not involve the windows and which will not be resolved by the replacement of the windows.

The architect will be completing the designs, specifications, and the necessary landmark submission package for the proposed gutters on the bay window roofs above apartments A66 and B66 in the 78th Street Building by February 29th and itemizing all of the outside masonry work needed by March 15th. Most, but not all, of this outside masonry work will require Department of Buildings or Landmarks approval and will unlikely commence until late Spring at the earliest.

In the meantime, our goal is to proceed as quickly as possible with most of the interior repair work, which can be resolved without first resolving the outside masonry issues. While some of this interior damage is minor involving nothing more than simple plaster repairs, and could potentially be undertaken by staff, other damage is more major and will involve the removal of the finished wall in the area of the leak, the application of water-resistant stucco to the masonry wall behind the finished wall, and the subsequent replacement of the removed section of the finished wall. This work will need to be contracted out, and it will take some time to issue competitive bid requests, evaluate the resulting submissions, and select the contractor(s) to do the work. We hope to be able to commence work on the major interior damage within the next 8 weeks. We will be keeping everyone updated on our progress towards scheduling the work in future newsletter articles or special publications, and we will be contacting all impacted units as we are able to schedule the work.

Renovation & Re-equipping of the Laundry Rooms - With the completion of the measured drawings of the existing laundry rooms, the Board has been exploring the various potential code issues which we might encounter in the renovation and enhancement of the laundry rooms. The Board is discussing these issues with Allen + Killcoyne, the architectural firm that prepared the measured drawings, and a number of engineering firms. The issues are relatively complex and will likely take a number of months to resolve to the point that we can finalize any plans and develop meaningful cost estimates of proceeding with the work.

Potential 78th Street Building Fitness Center – Nothing to add at this point.

MAINTENANCE INCREASE

The letter below will be sent to all shareholders.

Dear Shareholders:

At the last meeting of the Board of Directors of Berkowners Inc., the Board adopted the Cooperative's budget for the 2020 calendar year. The Budget, as adopted, will require a 1.5% maintenance increase, effective April 1, 2020.

This increase is largely attributed to (i) increases in staff costs and benefits, (ii) real estate tax increases, and (iii) increases in utilities.

Please note that this increase does not affect the “beautification assessment” of \$0.01 per share per month, which remains in effect.

With this small maintenance increase, the Cooperative's budget is in balance. The Cooperative's finances are monitored by the Board, the Coop's certified public accountants, and management regularly, and every effort is made to control costs.

If you have any questions, please feel free to contact us.

Sincerely, WAVECREST MANAGEMENT TEAM, LTD.
As agent for BERKOWNERS, INC.

RED CROSS OFFERS FREE FIRE/CARBON MONOXIDE ALARMS



Home fires claim lives every day, smoke alarms can cut the risk significantly. All Berkeley apartments are required to have at least one smoke/carbon monoxide alarm. The NYC Red Cross offers alarms and advice through their *Sound the Alarm* program. You request a home visit, and a volunteer will inspect your apartment, work out a plan to replace existing or install additional alarms and provide fire safety training. You can request a home visit via their website at:

<https://www.redcross.org/local/new-york/greater-new-york/about-us/our-work/home-fire-campaign.html>

Thanks to Karen Tedesco for this valuable tip!

ANNUAL SHAREHOLDERS' MEETING

We need a new Chairperson for the Quorum Committee!! The responsibilities for this position entail all of the events concerning the Annual Board Meeting such as requesting shareholders to submit resumes to run for a board seat, preparing the annual meeting documents, coordinating the sign-in of shareholders at the annual meeting, determining whether there is a quorum, if there is an election tallying the votes with our accountant representative, etc.

The 2020 Annual Meeting will take place on Tuesday, May 12th. Four of the seven board positions will end their terms on that date and thus will be open for election. These Board positions are currently held by Eric Koch, Peggy Russell, Wanda Chin, and Bertine Lafayette. The corporation is seeking candidates to fill these positions. Responsibilities include regular attendance at the monthly board meetings and volunteering to act as the liaison to at least one of the board sponsored committees.

We cannot lightly dismiss the time required. The work involves dealing with current issues as well as planning for the future of the corporation. This will demand a certain portion of one's time, but with the help of the volunteer committees, this can be kept to a minimum.

Shareholders who wish to run for the board may submit their resumes or letters of intent either by e-mail to berkboard@gmail.com or by post to Bertine Lafayette 77-12 35th Avenue, Apt. B22, Jackson Heights, NY 11372. The deadline for receiving these is Friday, March 27th.

The Board hopes that all shareholders will either attend this year's meeting or submit a Proxy form if unable to attend so that an election may take place. Information on the Proxy form and other Annual Meeting details will be discussed in upcoming newsletters.

Alternate Side Parking Fines Increasing to \$65 Citywide

The city has hiked the fine for alternate side parking violations as of Feb. 20th. Fines for violation are now \$65 in all five boroughs.

CHILDREN'S AND BABY CIRCLE

The next Baby Circle is currently scheduled for Saturday, March 14th

Baby Circle begins at 10 am in the 77th Street Meeting Room. All Berkeley babies are welcome for interactive play, music, and picture books. Knowing babies work on their own schedules, please feel free to arrive late or leave early!

The next Children's Circle is currently scheduled for Saturday, March 21st

Children's Circle begins at 11 am in the 77th Street Meeting Room. All Berkeley children and families, including children related to Berkeley residents, are welcome.

Activities are geared toward toddlers, preschoolers, and kindergarteners. Most kiddos begin at age out at about 7, but they are welcome if they want to come. (some kids stay on; one family's granddaughter was still coming at 11!).

There will be book reading, music, finger play, and games, musical instruments, sometimes scarves play or puppets, arts and crafts and, always, a special - sort of healthy- snack.

If you have any questions, please contact Peg Russell at tpeg60@yahoo.com

THE GARDEN COMMITTEE

The Garden Committee is on hiatus until the Spring. The next scheduled meeting is Sunday, March 8, 2020, at 4:00 PM.

Mark your calendars! This year the Berkeley has once again, accepted the invitation from the Jackson Heights Beautification Group to participate in the annual Garden Tour. This self-guided tour is part of the annual Jackson Heights Historic Weekend. The Garden Tours are scheduled for Saturday, June 13th.

THE BERKELEY SOCIAL CLUB



The next Game Night is Friday, March 27th, from 7:00 to 10:00 PM and is held in the Community Room of the 77th Street basement. See their webpage for more information at:

<https://www.theberkeleycoop.com/berkeley-social-club>

Games Available: * Bingo * Cards * Scrabble * Spinner Dominoes * Mexican Train Dominoes * Uno * Backgammon * Sequence

The Club is still working on hosting an adult "Movie Night." The TV was installed, and we are still working out the sound system – any donations would be greatly appreciated. If you'd like to contribute or have questions about the club, you can email them at:

MyBerkSocial@gmail.com

Marina and Stacey

EMERGENCY CONTACT LIST

We are still missing a lot of contact information for our residents. It is important that we are able to contact you in case of an emergency and keep you abreast of any issues happening in the buildings, i.e., water and elevator shutdowns, common area repairs, etc. If you have not already done so, please complete the **Contact Information Form** that can be found on our website using the following link: <https://www.theberkeleycoop.com/copy-2-of-documents>. Completed forms can be given to Carlos Rivera.

If you are living alone, this form can also be used to indicate the name and contact information of someone to call in case of an emergency.

Thank you,
Board of Directors

BERKELEY GOOGLE GROUP LISTSERV

Last July, the Board set up a Google Group Listserv that it uses to communicate with residents. The name of the listserve is **TheBerkownersCoop**. The instructions for joining the Google Group can be found on our website using the following link: <https://www.theberkeleycoop.com/berkeley-google-list-serve>

The Board no longer responds to issues/discussions on the old Google Group.

SCHEDULED BOARD MEETINGS

The dates for the next Board meetings are on Tuesday, March 17th, and April 14th. The Annual Shareholders Meeting is scheduled for May 12th. All the meetings begin at 7:00 PM. Between 6:30–7:00 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 Fred Fishel, Anne Eckhardt, Eric Koch, Karen Tedesco, Marina Pomeroy, Peg Russell and Stacey Zaretsky. 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

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