

The Grapevine Newsletter

I heard it through the Grapevine...

Notes from the November 12, 2024 Berkowners, Inc. Board Meeting

Attendees:

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

Board Members Absent: Ed Leahy

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

Meeting called to order at 6:01pm

1. Meeting with Berkowners attorney, Tara Snow

- LL11 Settlement negotiations w/ Wavecrest
- Board voted in favor to authorizing Ms. Snow to negotiate on Berkowners' behalf

2. Oct 8th minutes: Board voted in favor of adopting the minutes of the Oct 8th meeting

3. Superintendent's Report

- Radiator Control Valve Replacement - cost absorbed by Co-Op as part of heating system \
- Window update
 - § All windows complete, punchlist ongoing - Tindel returning to some units, fire escape cleaning, grounds cleaning
- Plaster Repairs

- § Work ongoing in 77th street 5th floor A side
- Discussion of ongoing repairs/modifications
- 78th St Blow motor was replaced with line starter
- Garden furniture storage to be stored after prolonged cold period
- Reviewing skillset of new temporary hire
- Budget line-item discussion in advance of Annual Budget Meeting
- Packages being brought up once a day at 11am
- Purchasing more compost bins, additional bags

4. Manager's Report

- Gas Leak - National Grid was able to repair small leak on 78th shut off valve following switch to high pressure gas and advised all clear
- Financial
 - § Esco Proposals - rate to be locked via Metro before 4pm 11/21/2024
 - § Tom Budija will attend a meeting 11/21/2024 to present 2025 Budget
- Window Installation
 - § Payment application #6 received - \$673,379.29. Partial payment made in the amount of \$550,000.
- Local Law Compliance
 - § Metropolitan Refunds retained for LL88 filing - requesting walkthrough inspection on Sunday 11/24/24
 - approved
 - § Parapet inspection (LL 126): Metro recommends 3rd party to do parapet inspection to avoid liability
 - Annually required vs 5-year LL11 compliance
 - Must be filed by 12/31
 - § Proposals from Lawless and Mangione, Zaskorski Associates and Licalsi for LL11 plans/specifications
 - § Year-end bonuses for staff

5. President's Report

- Treasury units
 - § A38 in contract, application being put together
 - § B34 35th ave has been showing
- 77th St flute molding restoration
 - § Can be restored rather than replaced
 - § Work must be planned to stay in compliance w/ landmarks
- Community Room Plan
 - § Needed:
 - Permit for public assembly
 - Certificate of occupancy
 - Engineer survey - could need sprinklers, more emergency lighting
- Beneficial Ownership Information, a new report required by the federal government - Marin & Montanye hired
- Holiday Party
 - § Tentative date 12/13/2024 6pm - 8pm Wine and cheese in lobby of 77th St
- Package Lockers
 - § Shareholders continue to explore new options; staff will bring packages up to residents' doors at 3pm as well as in the morning during the holiday season
- Admissions Committee discussion

6. Treasurer's Report

- Balances as of October 31, 2024; total reserves \$3,192,639.14

Board-managed

§ Chase checking and savings \$54,460.22

§ RJFS \$3,010,466.81, composed of \$1,260,536.81 cash (mostly in 5 banks), and seven (7) bank CDs (\$250,000 each). The CDs mature from 11/25/2024 to 4/17/2025, with rates ranging from 4.15 to 5.35%.

- During the month of October, for the window replacement project, payments from reserves were made to Tindel i/a/o \$1,337,283.45 and to Douglas Lister i/a/o \$14,495.50. The next payment due to Tindel is \$673,379.29, and the final payment of approximately \$541K is expected to be made in December.

Metro-managed

§ Chase - Beautification account \$46,779.23

§ Chase - Window Assessment account \$80,932.88

- Should consider assessment for LL11

7. Communications Report

- Halloween Party was appropriately sized and a success
- Looking to the future - We will be seeking shareholders to run for the board in 2025
- Website in process of being updated
- Shareholder Ken Pao volunteered to take new photos of the Board and staff which are now on the website

8. Admissions Report

- Sublets approved
- Units approved, working towards closing
- Sublets are being recorded by Metro
- Sublets must request a waiver waiving co-op of liability for personal objects if moving possessions in prior to sublet start date

9. Garden Committee Liaison

- Gardeners requested setting standards for contractors entering/exiting through the garden (e.g. scaffolding installation during windows project),

however there is not enough staff capacity to meet this request

- Adding TV filming donation to garden budget
- Walkthrough for tree trimming has taken place
- Gardeners' end of year party will take place, then committee will go on hiatus

Meeting adjourned at 8:29pm

JANUARY CHILDREN'S CIRCLE

Saturday, January 12, 2025, 11 AM

77th Street Basement Community Room

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



RECYCLING REMINDER



In order to maximize our recycling efforts, it is important NOT to put metal, plastic, glass, and paper recycling in a plastic bag. It defeats the purpose. Please **empty your recycling into the blue receptacle** in the trash room on your hall. You can trash the bag or reuse it!

Cardboard should NOT be left in the trash room on your hall. Rather, **bring paper and flattened cardboard boxes down to the labeled bin in your basement.**



BERK SOCIALS RETURN!



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

Adult Takeover Game Night 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, please contact Marina Pomeroy and Stacey Zaretsky.

We look forward to seeing you there!

WINDOW UPDATE

We are making progress on needed plastering and spackling due to window installation. As of Dec 16, our staff were making repairs on the 2nd floor of the A side on 77th Street. Once the A side is completed, the staff will move to the 6th floor of the B side of 77th Street. Repairs to 35th Avenue will follow. 78th Street is complete.

SCHEDULED BOARD MEETINGS

The following Board meetings will be held on January 14th, February 11th and March 11th. If you have a topic you would like to discuss with the board, please email them at 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.*

Contributors to this newsletter were Walter Chadwick, Cecilia Durbin, Laura Drawbaugh, Stacey Zaretsky, and Peggy Russell. If you'd like to contribute content to the Berkeley Grapevine, please email bconwayb34@gmail.com.

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