

The Grapevine Newsletter

I heard it through the Grapevine...

Notes from the August 13, 2024 Berkowners, Inc. Board Meeting

Attendees:

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

Board Members Absent: Wanda Chin

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

Notes

- Meeting called to order 6:34pm
 - Reviewed July minutes, clarified what changes must be made.

- **Superintendent's Report**
 - Condensation means return lines need to be replaced in 78th storage room, 77th st tank room
 - Staff vacation and time off report
 - Some plastering around window replacements may need to be outsourced - weighing cost of temporary handyman vs exorbitant contractor pricing
 - Temporary handyman can be hired for up to 4 months without it becoming a full time position, doesn't have to be member of union
 - Window treatment replacement was delayed in some units due to plaster damage .
 - Elevator work needed in all buildings
 - Mechanical work needed in 35th Ave
 - Oil leaking out of elevator motor room in 77th st and 78th st, temporary measures in place to stop oil from leaking down shaft

- Elevator company (Preferred) will send a proposal
- Waterproofing proposals for 78th St bulkhead, 78th St building facade, various units in 78th st to be submitted to board by Mr. Lister
- B-side 35th Ave Exit Ramp proposal approved, building staff needs to be demo
- 78th St North End Gate
 - Cylinder re-keyed, same key can still be used
- Renovations in 2 Co-op owned apartments currently underway
- Asbestos reports posted in all mail areas to satisfy requests for testing related to window removal
- Window Replacement
 - 78th St complete barring individual windows in ~20 units
 - Requesting Tindel schedule be reduced to 3 units per day from 4 to ensure work is being performed to expected quality per repeated complaints from Shareholders- Mr Doren will be making request
 - Shareholder concerns around co-op's responsibility for damages by contractors during window replacement will be addressed by Metro Management
- Shareholder has volunteered to take photos of staff for website - will coordinate for a Wednesday shoot
- Mr. Rivera left the meeting at 7:31pm

- **Manager's Report - Mr. Doren**

- Direct Energy missed payments being paid over 3 months, first installment was sent
- Co-op owned apartments
 - B34 35th nearly completed, kitchen is done, painting and baseboards being worked. Should be done within a few weeks
 - A43 35th - request to renovate bathroom has been approved. Floor will be replaced, shower doors installed to correct water infiltrating to the unit below.
- LL88 - Proposal requested from Code Green Solutions to prepare energy efficiency report for LL compliance
- Interview committee - Phillip will be on vacation, requesting an

alternate. Peggy willing to stand in if no member of Admissions Committee will

- Co-op tax credits will be implemented in Sept as well as related one-time assessment

- **President's Report - Mr. Chadwick**

- Treasury Units
 - A38 in 77th needs to be priced - could be listed for 749k based on similar listing in building
- Realtor has been offered an opportunity to show A24 in 35th for a Hulu production
 - Board approved contingent on donation to Garden and effort on production's part to avoid disruption
- 77th St flute molding - Need to get contractor to get in compliance with Landmarks request

- **Communications Report - Mrs. Durbin**

- 35th Ave Exterior Trespassing - intruder returned recently but was scared off. Need proposal for deterrence by landscaper and sensor light installed.
- LL88 - can LEDNext do the work?
- Website update is underway
- Inquiry into increasing recycling/composting/yard waste recycling compliance

- **Treasurer's Report - Mrs. Chin in absentia**

Balances as of July 31, 2024; total reserves \$5,693,558.42

Board-managed

Chase checking and savings \$54,659.54

RJFS \$5,540,204.25, composed of \$189,009.25 cash, one \$1.6 million UST, and 15 bank CDs (total full value \$3.75 million)

\$1.6 million UST matured August 1; cash as of 8/2/2024 was \$1,789,009.25

Bank CDs mature September 2024 to January 2025

Metro-managed

Chase - Beautification Account \$46,559.27
Chase - Window Assessment Account \$52,135.36

A payment to Tindel for the window replacement project was made i/a/o \$470,436.87--using funds from the window assessment account and the RJFS account. This was the first payment since the start of installation, and reflects the applied contract deposit. Based on current progress, it is anticipated that there will be estimated monthly payments of \$900,000-1,000,000 to Tindel and Douglas Lister over the next four months.

- Garden Party in Sept
 - Date set Sept - 22nd at 3pm w/ rain date of 29th
 - Transfer Fee Committee Working on language to convey that it did not pass - 41% of shares did not vote, majority of those who voted were in favor but nowhere close to supermajority
- Meeting adjourned at 8:38

BERKELEY CHILDREN’S CIRCLE

Saturday, October 19th

11am

In the Berkeley Garden

All Berkeley families are welcome.

Hope to see you there!

ANNUAL BERKELEY GARDEN PARTY

Sunday, September 22 at 3pm

North Garden

Rain Date - Sunday, September 29

The board will provide hamburgers, hot dogs, and veggie burgers with the "fixins" as well as drinks, alcoholic and non-alcoholic.

The party has always been successful because of the help of dedicated volunteers, and we will need your help again this year. If you would like to join your Berkeley family in making this success, we can use help as follows

1. Pre-prep, including:
 - Making hamburger patties
 - Slicing tomatoes
 - Preparing lettuce
 - Slicing cheese.
2. Set up in the garden at 2pm on the day of the party.
3. Help with grilling - always need grill masters to share the load.
4. Clean up
5. Provide a dish to share - appetizer, dip, salad, vegetable, or dessert.

In the past the array of shared food has been second only to the camaraderie of old friends and the welcoming of new ones to the Berkeley family.

To volunteer - contact Peggy at tpeg60@yahoo.com or at 225-247-0491 (text or call).



BERKELEY HALLOWEEN PARTY

Saturday, November 2th 3pm

Berkeley Co-op Sunken Garden

Details: Laura and Yeasmine of 77th St. are thrilled to host Berkeley Parents and Children for a spooktacular afternoon! Come dressed in your Halloween best as we enjoy a fun-filled day with costumes, drinks, and snacks. Bringing additional treats or beverages is welcomed!

Interested in helping out? Let us know.

We can't wait to see you there!



WINDOW INSTALLATION UPDATE

Tindel has completed approximately 1/3 of the window installations at 35th Avenue. Most of the windows are installed at 77th Street except for some sixth-floor apartments. Windows have not been replaced in a couple of garden-side apartments at 78th Street.

The sidewalk shed vendor is scheduled to remove the bridge along 78th st on Thursday 9/26 and Friday 9/27. They will notify us if they have any cancellations and can come earlier.

Tindel estimates that most of the window work will be complete by October 15th. A small crew of Tindel staff will likely finish up work in a few apartments and fix defects after October 15th.

If you have any questions or concerns about windows that have already been installed, please reach out to Carlos right away. Let's get as many issues addressed as possible while Tindel and Doug Lister are still in the buildings every day (before October 15).

If you have questions leading up to your window installation, reach out to Carlos so he can address your questions BEFORE your installation day.

A TRIBUTE TO PIA MARIA PREVOST

April 2, 1955 - September 2, 2024



In loving tribute to Pia's service as an architect, shareholder, board member, neighbor and friend. She will be missed. She will be remembered fondly and with gratitude for her service to all of us - her neighbors and friends.

BEST PRACTICES FOR LIVING IN A STEAM HEAT BUILDING

As we are about to enter heating season, a couple tips on living in a building with steam heat ([lifted quite liberally from a property manager's website](#)):

1. One large system creates steam for the entire building which comes to your individual unit through the radiators around your apartment.
2. Each radiator has a valve on the bottom that you can “Open” and “Close” by turning it all the way left or right – respectively.
3. Only set your valves all the way “Open” or all the way “Closed”. **Do not attempt to “control the heat” by leaving the valve partially open or closed.** A partial open or closed valve, may cause a very loud knocking sound which results from air getting trapped in the pipes. This is very bad for the system as a whole and could result in rendering the entire system inoperable.
4. **Do not attempt to close your valves while the radiator is hot.** Wait for them to cool completely, and then close them down tight if you do not want them on.
5. The steam that provides the heat is generated in the basement of the building. Therefore, units towards the ground floors will receive heat first and the units on the top floors will receive heat last.
6. The main thermostat for the building is set at a fixed temperature that allows for the heat to kick on and remain on for a long enough duration to allow heat to travel from the basement level all the way to the top floor units.
7. Units on the bottom floor may experience higher than necessary heat. Simply “close” your valves on all radiators that are putting off too much heat, if you are experiencing this. With your patient feedback, we can adjust the main thermostat as we move through the cold season to allow a comfortable temperature for all.

Here are a couple more links you may find interesting if you want to learn more about Steam Heat:

- [Street Easy's Explainer on Steam Heat](#) that also talks about the sounds you SHOULD NOT hear from your radiator, why and what to do if you do

- [Your Old Radiator is a Pandemic Fighting Weapon](#) published in Bloomberg News Aug 5, 2020

“FIRST TIME BUYER” TAPING

On September 11th, the crew from the National Association of Realtors’ TV show *First Time Buyer* filmed at the Berkeley.

Shareholder and realtor Vernalie Panchame was approached by Lily Pad Productions to film an episode featuring apartment A24 in our 35th Avenue building. Vernalie asked the board for approval, and the board decided the publicity for the coop could be a good thing. We were told that no one was getting paid but Walter Chadwick (board president) requested a donation for the garden. We received \$500.00 which was added to our beautification fund and earmarked for the garden.

The crew filmed in the apartment and our garden. The only Berkeley resident in the filming was Vernalie. All went without incident.

The show will air in early 2025.

SCHEDULED BOARD MEETINGS

The following Board meetings will be held on October 8th, November 12th and December 10th. 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, and you'll be invited to the zoom meeting starting at 6:30pm.*

Contributors to this newsletter were Walter Chadwick, Cecilia Durbin, Judy Whiting, Belinda Conway, Yeasmine Khalique, Lauraberth Lima, and Peggy Russell. If you’d like to contribute content to the Berkeley Grapevine, please email bconwayb34@gmail.com.

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