

# The Grapevine Newsletter

I heard it through the Grapevine...

## Notes from the September 10, 2024 Berkowners, Inc. Board Meeting

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### Attendees:

**Board Members Present:** Walter Chadwick, Cecilia Durbin, Maxx Salat.

**Board Members Absent:** Wanda Chin, Ed Leahy, Peggy Russell, William Walter.

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

### Notes

- Meeting called to order 6:34pm
- Reviewed August minutes and made changes. Will forward to absent Board members to ratify
- 1. **Superintendent's Report**
  - Staff vacations
    - Staff vacation period ends 9/30 per union agreement
    - Mr. River will take vacation outside this period due to role in ongoing window replacement project
  - Window Replacement
    - 8 apartments complete in 35th Ave as of 9/10/2024
      - All windows expected to fit on floors 1-5 - 6th floor windows are different size
    - 1 window in 1 apartment, 1 whole unit left in 78th St as of 9/10/2024
    - Handful of apartments left in 77th due to window size as of 9/10/2024
    - Delays due to mismeasured windows - mistake on Tindel's part for not measuring every apartment(6th floors are different size)
      - Mr. Sorotkin has admitted to this and will endure cost

- Plaster repairs
  - Starting 4th floor on 78th st
- Waterproofing 78th st and bulkhead work
  - Proposal sent, significant cost discrepancy with identical text to previous proposal
  - Mr. Doran will consult with Mr. Lister and have him contact Tindel to clarify
  - Motion to accept proposal contingent on explanation for price difference
- B-Side 35th Ave exit - Carlos will break concrete ramp and install steel ramp
  - Ramp will be closed while contractor takes measurements to fabricate - 4 to 5 days likely
- Compactor chute cleaning by Power Green
  - \$2935.62 for all 6 chutes
- Renovations underway on 2 Co-Op Owned Apartments
  - B34 35th will be complete next Wednesday 9/18/2024
- Weds Oct 23rd - photos will be taken of staff for Berkeley website
- Discussion of issues with noise in garden
  - Board working out an equitable solution for all shareholders
  - Note: Ending of quiet hours coincides with arrival of landscapers
- Affidavits for uninterruptible gas signed - buildings go on oil if temperature drops under 20 F
- Mr. Rivera left the meeting at 7:33pm

## **2. Manager's Report**

- Financial
  - Co-op tax credits and related assessments issued for Sept billing
  - Request for float operating to cover negative cash on hand - will be repaid by end of year
- Co-op owned apartments
- Local Law 88
  - Proposal requested from Code Green Solutions
- Wavecrest Termination
  - Wavecrest did not close books following Q1 termination.

## **3. President's Report**

- 35th Ave alcove - landscaper will trim down and install prickly bushes,

- Carlos will install sensor lighting
  - Proposal for electrician to fabricate lighting
- Treasury units
  - Will be put on market before the Oct. meeting. A38 77th \$749k, working 5% buyer's agent compensation if split, 4% if brought on its own (same as previous).

#### 4. Treasurer's Report per Ms. Chin

- Garden Party Fundraising
  - Board should not participate in financial donations in any capacity
  - Motion to deny but alternate means to participate in a food drive at a different scale can be explored

#### 5. Communications Report

- Quiet Hours to be discussed at meeting with quorum at a later date
- Drafting letter to be sent regarding recent issues with children's noise

Meeting adjourned at 8:31pm.



**TRICK OR TREAT AT THE BERKELEY**



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The Berkeley invites all children to "Trick or Treat" in all three buildings beginning at 6 pm on Halloween night, Thursday, October 31. Pumpkin cutouts will be provided to each apartment prior to Halloween. **If you will participate in giving Halloween treats to trick or treaters, please adhere the pumpkin to your door.** Children will ring the bell only on those apartments displaying a pumpkin.

If you are able to help distribute the pumpkin printouts to apartments, please contact Peggy at tpeg60@yahoo or 225 247 0491. We need volunteers in each building.

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# BERKELEY HALLOWEEN PARTY

Saturday, November 2<sup>th</sup> 3pm

Berkeley Co-op Sunken Garden

Details: Laura and Yeasmine of 77<sup>th</sup> 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!



Reach out to Laura and Yeasmine at [lauraberthlima@gmail.com](mailto:lauraberthlima@gmail.com) & [yeasmine.khalique@gmail.com](mailto:yeasmine.khalique@gmail.com)

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## BUILDING ENERGY EFFICIENCY UPDATE

*In case you missed it!*

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The energy efficiency ratings of all three buildings have improved. The 78th Street building has an A rating and score of 96. The 77th Street building has an A rating and score of 94 and the 35th Ave building has a B rating and score of 83. This is great news for our coop as we continue to work to meet the requirements of Local Law 97 and live in a sustainable city. Currently, none of our buildings would be subject to fines under Local Law 97 until 2030 at the earliest.

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## WINDOW INSTALLATION UPDATE

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Tindel has installed windows in over 85% of apartments at The Berkeley as of Monday, October 7th. Tindel has finally received missing sixth floor windows for 77th Street, and they are installed the windows on the sixth floor at 77th Street during the week of October 7-11. Tindel will be about 98% complete by Friday, October 18th. They will be returning to the Berkeley after October 18th to install windows in a few apartments that could not be scheduled earlier.

Take this opportunity to open a close the top and bottom of EVERY new window and screen. **If you have any issues with your new windows that Tindel and/or the architect needs to address**, email Carlos at: [superberkeley@gmail.com](mailto:superberkeley@gmail.com) Please don't call him, unless it's an emergency, as he is working non-stop in apartments.

Of course, the windows have a warranty, but it will be a much faster response time if we correct problems while Tindel is on premises.

We know how slow the plaster repair is going. Carlos, Joe Doren and Walter are looking for another worker. Carlos has a lead, fingers crossed. On top of that, we are out our handyman John due to health issues. We promise to keep you all updated with the issue.



## GAME NIGHT REVIVAL?



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Prior to the pandemic, the Berkeley had an evening game night that met monthly at 8 p.m. in the Community Room in the basement of 77th St. **If you are interested in helping to revive Game Night**, please contact Peggy Heeney at [peggyheeney08@gmail.com](mailto:peggyheeney08@gmail.com)

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## NEIGHBORHOOD BOOK GROUP

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Hi Neighbors,

Another member of our Berkeley community and myself, are members of a neighborhood book club. We meet in person, rotating meetings at various members' homes. We meet on average every 4-6 weeks, Sundays at 5 PM. We read a variety of genres, including fiction, non-fiction, memoirs, biographies and history.

**We would love to invite new members to join us!** Please contact me if you are interested or have any questions. Peggy Heeney at [peggyheeney08@gmail.com](mailto:peggyheeney08@gmail.com)

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## SCHEDULED BOARD MEETINGS

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The following Board meetings will be held on November 19th, December 10th, January 14th and February 11th. 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. The 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, Peggy Heeney, 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](mailto:bconwayb34@gmail.com).

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