

The Grapevine Newsletter

I heard it through the Grapevine...

Notes from the June 13, 2023 Berkowners, Inc. Board Meeting

Directors attending: Walter Chadwick, Wanda Chin, Cecilia Durbin, Liz Hollander, Ed Leahy, Peggy Russell, and William Walter. Also attending, Carlos Rivera (Superintendent), Joe Doren (Metro Management), Tim Jessup (Building Link)

1. Meeting called to order via Zoom at 6:30 PM
2. Tim Jessup made a detailed presentation about the Building Link communication and management software. Cost of the service would be \$27.72 per unit per year. For the Berkeley, it would come to \$7,983 per year, including unlimited training and support.
3. Approved the minutes of the May 15 board meeting, which followed the ASM, with no changes.
4. Superintendent's report (Mr. Rivera):
 - a. Under the new cell phone plan, for which only the superintendent and the assistant have cell phones, the numbers cannot be transferred over. New numbers will be issued.
 - b. Several basement rooms in all three buildings have been emptied of old furniture in a 30 yard dumpster. Next, they will be painted. We will no longer store old furniture.
 - c. Basement painting is to be scheduled. The staff will use four fans to keep the work area well ventilated. Ms. Durbin suggested we avoid painting on days when the air quality is bad.
 - d. The 78th Street lobby will be scheduled for stripping of old wax and waxing with new.
 - e. All lobby wall sconce compact fluorescent bulbs have been swapped out for LED bulbs in the lobby wall sconces. Bulbs in the lobby wall sconces have a color temperature of 4000K
 - f. Proposal for installing vibration eliminators for booster pumps in 35th Avenue building from Passeggio Plumbing, estimated at \$3,500. Mr. Doren stated he would speak to Anthony Passeggio and report back. Vibration from the cold water pump could damage hoses.

- g. The front facades on the 35th Avenue building and 77th Street building are complete except for some minor work on 77 (small bubbles on replaced wood; iron grate needs sanding; Berkeley sign to be installed).
- h. Apartments under renovation
 - B63 (35) – New York Contracting
 - B45 (77) – Nunez Contracting
 - A41 (77) – Elray Contracting

Mr. Rivera left the meeting at 7:50 PM

5. Managers Report (Mr. Doren):

- Tax credits and assessments will appear on July maintenance statements.
- Local Law 11 –
 - Filing of report for 78th Street was accepted.
 - Report for 77 Street was accepted.
 - Report for 35 Avenue was rejected, and will be resubmitted.
 - Violation issued for 35 Avenue for spalled bricks, a minor condition that architects will add to the FISP report. Needs to be repaired, but not an automatic fine.
- Telephone switchover for super and assistant still pending as Wavecrest is not releasing a PIN number required for change.
- Insurance – 68 apartments in the entire complex have not complied. The board approved the imposition of a fee for failure to provide insurance information.

6. Board/Children's Room (Ms. Durbin):

- The Children's Room is not permissible under our current certificate of occupancy for the 3 buildings.
- The Buildings Department allows filing an amendment of the C of O for laundry rooms, but other basement rooms require new plans to be drawn, sometimes for the entire building, per Mr. Doren.
- In filing the Local Law reports, we will learn if the Buildings Department has existing plans for all three buildings.
- Need to know who created the drawings Pia provided.
- Need to determine if drawings are useful and if the Children's Room will have good methods of egress. If so, because the room is in the 77th St building, there is a possibility we could get a C of O for both the Childrens Room and the Community Room at the same time.

7. The board approved an estimate for renovation of A14 (35).

8. Financial Report (Ms. Chin):
 - o Chase bank checking and savings total \$100,091
 - o HAB Bank
 - o CD matured \$284,153 deposited to HAB MMA
 - o \$136,000 transferred to Raymond James reserve account
 - o Remaining balance at HAB \$150,554
 - RJFS Account
 - o US Treasury note of \$500,000 matured
 - o US Treasury bill \$800,000 purchased, due 11/16/23
 - o Four bank CDs mature June 20-28, total \$1 million
 - o Four bank CDs mature July 17-24, total \$1 million
 - o RJFS ending balance at 5/31/23 was \$5,427,612 composed of \$99,953 in cash, plus 12 bank CDs and six US Treasury bills and notes.
 - All funds are within FDIC limits at various banks
 - Total reserves at 5/31/23 are \$5,678, 257.
9. Communications (Ms. Durbin): Presented content for lucite holders in hallways for when there is no specific news to be posted. Also, we need the exact language for the insurance requirement to be included in House Rules.
10. Lighting (Ms. Durbin): The main sticking point is the appearance of the sconces and domes. Options are limited in order to get the rebate. We will have samples installed to look at some options
11. Garden (Ms. Hollander): South lawn looks better than it has in years, bringing into question whether we need a major project. Mr. Chadwick pointed out the submitted plan is still in the planning stages. The board agreed to wait another year.
12. Mr. Chadwick noted the receipt of a noise complaint in the garden on a Sunday afternoon for a small gathering of shareholders and their young children. No action was taken.

The meeting was adjourned at 9:10 PM.

AUGUST CHILDREN'S CIRCLE

Saturday, August 19, 2023, 11 am, Central Garden

Stories, Bubble and Scarf play, Music, Games and Watercolor Painting
Summer snack

All Berkeley families are welcome.
Hope to see you there.

UPDATED SUPER/ASSIST. SUPER'S PHONE NUMBERS

*Have you updated Carlos and Milton's numbers in your phone yet? Now is a great time!
And ask your neighbors if they have too! Not everyone reads the Grapevine as carefully as you do.*

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BERKELEY ARTIST PROFILE

We will return next month. Stay tuned.

SCHEDULED BOARD MEETINGS

The next Board Meeting is scheduled for **August 8th, 2023**. The remaining Board meetings of 2023 are August 8th, September 12th, October 10th, November 14th and December 12th. If you have a topic you would like to discuss with the board, please email them at berkboard@gmail.com.

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

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