

The Grapevine Newsletter

I heard it through the Grapevine...

Notes from the March 8, 2022 Meeting of the Board of Directors of Berkowners, Inc.

Directors present: Pia Prevost, Walter Chadwick, Peggy Russell, Zach Rosenblatt, Ed Leahy, Julie Nguyen and Wanda Chin. Also present were Jay Yablonsky and Roger Stuart of Wavecrest Management Team, Ltd., the Cooperative's managing agent, and Carlos Rivera, the Cooperative's superintendent.

Mr. Chadwick served as chair and called the meeting to order at 6:30 p.m.

1. The Board reviewed and approved, as written, the minutes of the February 8, 2022 meeting of the Board of Directors of Berkowners, Inc.

2. The Board deferred adoption of the minutes of the January 25, 2022 Finance Meeting.

3. Mr. Rivera reported on several building operations issues, as follows:

- A leak in Apt. B61 (78) has caused damage to the apartment below. Everything has been dried, and repairs are being scheduled. The repairs will be done by staff.
- Tindal is in the process of measuring for windows. Approximately 24 apartments have been measured thus far.
- NY Contracting is continuing insurance repair work in Apt. B18 (35). Cost for the flooring work still needs to be resolved.
- Structural repairs to the bathroom floor in Apt. B55 (77) are being scheduled.
- The elevator phone lines have been repaired.
- A structural issue in the bathroom floor of Apt. B67 (77) was discovered during a Shareholder alteration. A meeting is scheduled for tomorrow to review the situation.
- The compactor on the B side of the 35th Avenue building has been repaired.
- We are still waiting for a start date on the façade work at the bay windows of the 78th Street building.
- Shareholder alterations are ongoing in Apts. B67 (77), B36 (35), A23 (77) and B47 (78).
- The Board discussed and decided against maintaining a stock of spare refrigerators for the vacant apartments. It was noted that spare refrigerators can be obtained from apartments that we will be renovating.

At 7:00 p.m. Mr. Rivera left the meeting.

4. The Town Hall Meeting to review the window installation project details has been scheduled for March 22, 2022. Mr. Jason Monroe from Tindel Windows and Mr. Lister will be explaining to Shareholders what to expect during the project.

5. Mr. Chadwick reported that a brokerage firm has been selected to market the 3 apartments that the Cooperative will be selling. He also reported that a contractor has been selected to do the minor prep work in the apartments.

6. The Board discussed the upcoming Annual Shareholder meeting scheduled for May 10, 2022. Preliminary notices have been sent to all Shareholders, advising them of the date of the meeting. Mr. Chadwick agreed to reach out to the Cooperative's accountants and attorneys and invite them to the meeting. The deadline for nominations is March 31, 2022, and a Meet the Candidates Forum is scheduled for April 26, 2022.

7. A meeting is scheduled for tomorrow with the contractor and architect to review the progress of the interior waterproofing work.

8. Ms. Prevost reported on the status of the laundry room investigations. She stated that if electric dryers are installed, venting to the roof will not be required. Ms. Prevost also reported that she is checking to see if heat pump dryers are available for commercial usage. The Board agreed that one goal in redoing the laundry rooms should be maximizing the number machines.

9. The Board discussed whether it is possible to make the laundry room on 78th Street handicapped accessible.

10. Ms. Prevost recommended that the Coop's alteration agreement be modified to state that the Board does not allow "self-certification." Ms. Prevost agreed to draft language to be incorporated into the alteration agreement.

11. Ms. Chin reported that after transferring \$400,000.00 from reserves in order to make the deposit for the window project, there is approximately \$4.6 million in the various reserve accounts. The Board discussed CDs that are coming due at TD Bank and Habib Bank. The Board approved renewing the \$1.0 million CD, which is coming due at the beginning of April, for a 3- to 6-month period, and to discuss the other CD, at the next Board meeting.

12. Ms. Russell reported that the Garden Committee will be holding its first meeting of the year in two weeks.

13. The Board asked Wavecrest to put together a list of current subleases.

14. The Board discussed Covid-19 protocols. After a general discussion, the Board, by a vote of 5 in favor and 2 abstentions, agreed to lift the mask mandates, but remind people to be considerate of their neighbors, and encourage people to continue to wear masks in confined spaces, such as the elevators and laundry rooms. Ms. Nguyen agreed to prepare signage reflecting this policy.

15. The Board discussed, but deferred decision until the next meeting, whether to open the community room to small events.

16. The Board previously scheduled its next regular meeting for April 12, 2022, at 6:30 p.m.

There being no further business to come before the Board, Mr. Chadwick accepted a motion to adjourn at 8:25 p.m.

Board Announcements & Reminders

Annual Shareholders Meeting 2022

The 2022 Annual Shareholders Meeting (ASM) will occur virtually on **Tuesday, May 10** on Zoom and telephone conferencing. At that meeting the terms of Ms. Prevost, Ms. Nguyen, and Mr. Leahy will expire. Mr. Leahy has expressed his intention to run for re-election. The deadline is March 31st for receiving resumes or letters of intent of shareholders wishing to run for the Board.

We have engaged YesElections to host the 2022 ASM virtual meeting as well as a **Meet the Candidates Forum on Tuesday, April 26**. YesElections is an election management firm experienced with cooperative corporation elections. They hosted our 2021 meeting.

YesElections offers 4 ways to vote: by USPS mail, drop box, internet or telephone.

YesElections will mail the Notice of Meeting, Agenda, Candidate Resumes as well as the Proxy with instructions on April 9. Instructions for joining the virtual Zoom meeting and telephone conference will be included. That information will also be posted on our Berkeley website, Google Group and our Newsletter, as will information about attending the virtual Meet the Candidates Forum on April 26.

The Board looks forward to a successful 2022 Annual Shareholders Meeting.

Scheduled Board Meetings

Remaining Board Meetings for the first half of 2022 are scheduled for **April 12, May 10** (Annual Shareholders Meeting) & **June 14**. Dates for the second half of 2022 will be available after the Board's May meeting. If you have a topic you would like to discuss with the Board, please email them at berkboard@gmail.com.

Lifting of Mask Mandate at The Berkeley - Effective March 14, 2022

On March 7, New York City removed its indoor masking requirement relating to COVID-19. Masks are still required on public transportation regardless of risk level. **For Berkeley Shareholders and Residents**, the Board allowed individuals to be mask-optional in common areas beginning Monday, March 14, as long as community transmission rates remain low. The Board does, however, ask shareholders and residents to be kind and considerate when riding the elevator with others and encourages you to wear your mask. Berkeley staff entering an apartment will wear masks by tenant's request. Using the laundry rooms will continue to be governed by the sign-up lists. Please reach out to the Board at berkboard@gmail.com if you have any questions regarding the adjusted mask policy.

Pets in the Berkeley Garden

A Berkeley gardener recently found dog "business" in their garden bed, and others have seen dogs with their owners entering the garden from all of the entrances. The Board reminds pet owners to respect the Berkeley garden and abide by the following related House Rules or risk a fine:

- Dogs should enter and exit the garden only through the 2 south gates from 77th or 78th street.
- Dogs may be with their owners only in the south end of the garden.
- Dogs should not do their business in the garden even if it is picked up.

Other Announcements

Berkeley Children's Circle

The April Children's Circle followed by an Easter Egg Hunt is scheduled for **11 a.m. on Saturday, April 9** (rain date, Sunday, April 10) in the north end of the garden. We will share Easter, Seder, Holi and Spring stories, and include singing and scarf and bubbles play. For craft, we will make Easter "baskets" to collect eggs. The Easter Egg Hunt will begin at the end of Circle activities in the central garden. For more information, please contact Peggy at tpeg60@yahoo.com or consult the related website page for general information (<https://www.theberkeleycoop.com/copy-of-activities>). Hope to see you there!

Berkeley Social Club

The Berkeley Social Club usually meets on the last Friday of each month, 7-10 p.m.
We hope to meet again soon and will keep you posted!

The Garden Committee

Spring is here at last and with it you will see an increase in Berkeley gardening activities! If you see us in the garden, say hello! The Garden Committee is composed of residents who care for individual garden plots/alcoves. If you are interested in joining the Committee, volunteering for garden workdays, adopting a plot, donating, or have further questions, please contact Katherine Howard at howfelice@gmail.com. You can also find related information at the website at <https://www.theberkeleycoop.com/garden-committee-clvxp>. The Garden Committee usually meets monthly, generally from March through November, to discuss gardening issues and plans. **The next meeting is Sunday, May 1.**

We are pleased to announce that the 2022 Garden Tour will take place on Saturday, June 11, 12-4 p.m. We'll keep you posted.

The Berkeley Board oversees the Garden Committee gardens especially in the following ways:

- Overall garden policy, garden rules and regulations, including COVID-19 precautions
- Activities and events, e.g., Easter egg hunt, annual BBQ, garden rentals
- Dates for bringing out/removing the furniture
- Lawn, tree and sidewalk maintenance

Contributors to this April newsletter were Walter Chadwick, Katherine Howard, Ed Leahy, Rob Opegard and Peggy Russell. Anyone wishing to contribute content to the Berkeley Grapevine should contact the Berkeley Cooperative Newsletter at berkownersnewsletter@gmail.com.

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