

MARCH 2025

VOLUME 137

The Grapevine Newsletter

I heard it through the Grapevine...

Notes from the February 11, 2025 Berkowners, Inc. Board Meeting

Attendees:

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

Board Members Absent: Ed Leahy

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

1. Meeting called to order at 6:36pm

- Guest Presentation by Garrett Modeste of Kelvin: Kelvin works in partnership with National Grid and NYSERDA to retrofit older buildings for greater heating efficiency
- Board Voted in Favor of Adopting 1/14/2025 minutes

2. Superintendent's Report

- Inspection needed on air valves to determine cause of overheating and underheating in certain units
 - Communication to be sent out under doors to the shareholders prompting over/underheated shareholders to contact Carlos for inspection
 - Plaster Repair
 - 35th Ave work has begun on 6th floor - will work both sides at once
 - Window insulation strips still being installed as requested
 - Waterproofing is needed in 78th St A53 and 77th St B44, B33 - will schedule visit w/ Mr. Lister

- Carlos will join Board for interviews with LL11 engineers 2/13/2025

Mr. Rivera left the meeting at 7:46pm

3. Manager's Report

- Boris Drew will succeed Arlene DeGraff as full-time administrative assistant for the co-op - contact information to be distributed to shareholders
- Financial
 - Open items and cash flow report prepared by Tom Budija
 - Operating account shortfall
 - Maintenance increase 3.5% in effect as of 2/1/2025
- Local Law 11 Interviews with Licalsi Associates, Zaskorski Associates, Lawless and Mangione on 2/13/2025
- Laundry Room Certificate of Occupancy
 - Proposal provided by Sing Ng of City Building NY Architects
- Total of 111 gas detectors ordered for compliance with new local law 157 effective 5/1/2025

4. President's Report

- Sale anticipated in 35th Ave
- Annual Shareholders Meeting tentatively scheduled for 5/13/2025
- Re board election: Of the current Board, 4 seats are up for election. Walter Chadwick and Ed Leahy will be running for re-election. Wanda Chin and Peggy Russell will not.
- Community Room Rentals
 - Increasing price to \$200
 - Will have staff sweep room prior to events
- Treasury Sales
 - A38 77th st closed 1/28/25 - proceeds \$684,598.44
 - B34 35th ave accepted offer for \$520,000
- Admissions committee members needed

5. Treasurer's Report

Board-managed

- Chase checking and savings \$683,224.03. Increased cash resulted from sales proceeds from a Treasury unit.
- RJFS \$1,966,718.89, composed of \$757,181.89 and five (5) bank CDs (\$230,000 to \$250,000 each). The CDs mature from 2/21/2025 to 11/7/2025, with rates ranging from 4.15 to 4.45%. Increased cash resulted from the redemption of four CDs, net of withdrawals for funds to pay TIndel.

Metro-managed

- Chase - Beautification account \$47,031.34
- Chase - Window assessment account \$11,171.08
- During the month of January, for the window replacement project, \$43,288.30 was paid to Douglas Lister, and \$274,442.87 was paid to TIndel, representing the final payment to TIndel's contract. Tindel's final contract amount was \$4,630,025.
- The last window assessment will be billed with the March 2025 maintenance. There remain additional costs related to millwork and molding for the window replacement project.
- The sale of a Treasury unit was completed on 01/28/2025, which generated cash of \$684,598.44.
- Since month end January, cash of \$689,000 has been invested with RJFS; cash balance at RJFS was \$2,655,776.89 as of 02/08/2025, with \$1,446,287.31 cash spread among 6 banks. Additional investments will be determined based on anticipated capital improvement needs.

6. Communications Report

- Website underway, password protection to be coordinated
- Wix pages finalized, will be published on approval by Board
- Need to develop communication strategy for shareholders around website

- Matt Lee plans to continue doing website upkeep once transition to the new website is complete
- Capital projects committee is underway
 - Victor and Maurice attended presentation about solar panels
- Updated form for community room rental sent to Matt for website
- Children's Circle will be canceled this month

Meeting Adjourned at 8:46pm

METRO MANAGEMENT UPDATE

Recently Metro Management was acquired by Akam, a larger management company. Metro will continue to be run independently with David Barron, its president, still at the helm. Our manager, Joe Doren, will stay on as will his executive assistant Boris Drew. Your maintenance and communications will continue to be serviced by Metro. Akam has a larger back office that Metro will be able to utilize the services of. We are hopeful this will ultimately be a positive development.

CALL FOR BERKELEY BOARD CANDIDATES

As we did reach quorum at last year's Annual Shareholders Meeting

4 BOARD SEATS ARE UP FOR ELECTION

Shareholders who wish to run for the Board may submit their resumes and/or letters of intent, 1 page maximum, either by email to berkboard@gmail.com, or by post to the Board Secretary, Maxx Salat 77-12 35th Ave. Apt. B45, Jackson Heights, NY 11372

The deadline to get on the ballot is **Friday, March 28, 2025**

If you would like to know more about what being on the board entails or have any questions about running, please don't hesitate to reach out to any current board member.

CO-OP BOARD CANDIDATES NIGHT

77th St Basement Community Room

Wednesday April 9, 2025

7:30pm

Any questions for the candidates or want to let them know your priorities for the co-op? Submit them at berkboard@gmail.com or just bring them with you. See you there!

!SAVE THE DATE!

BERKELEY ANNUAL SHAREHOLDERS MEETING

Convening In Person

Tuesday May 13, 2025

6:30pm

The Jewish Center of Jackson Heights

37-06 77th St.

A more formal announcement will come by mail soon.

Please put this date in your calendar

If you will not be able to attend, **please decide to whom you will give your proxy vote!**

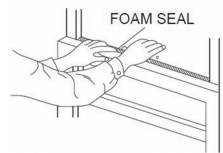
WINDOW UPDATE

As of March 11, the staff was repairing plaster on the 2nd floor of 35th Ave building. They anticipate completing all plasterwork by Friday, March 21.

FREE WINDOW INSULATION STILL AVAILABLE



If you do not have foam insulation between the upper and lower sashes of any window with an A/C installed, please email Carlos so he can add insulation at superberkeley@gmail.com. He will work with you to arrange installation.



LAUNDRY REMINDER

Please **empty the pockets of your clothing** before putting them in the washers and dryers and **clean the dryer lint traps** before and after your load. When the dryer vents received their annual maintenance cleaning, the laundry company found everything from tissues to metrocards. We can work together to keep our dryers working better!

Washer or dryer that is not functioning properly, email Carlos superberkeley@gmail.com

NEW - BERKELEY SOCIAL COMMITTEE

At the March Board meeting, the Board voted unanimously to establish the Berkeley Social Committee for the purpose of organizing both age-appropriate and general interest social activities within the co-op. Ed Leahy volunteered to be the board's liaison.

Currently, we have Children's Circle for the little ones and Game Night for the adults, but several parents have noted the lack of anything for the ages of 4 to 17. If you would like to see something for any group within that range (or any particular interest), please

e-mail Ed through Berkboard@gmail.com and volunteer to make it happen.



GAME NIGHT HAS RETURNED!



After a long pandemic hiatus, the Berkeley Social Club is back! Our first meeting was a big success with a number of residents playing a variety of games. The next meeting is **Friday, March 28th from 7 pm – 10 pm in the Berkeley Community Room, 77th Street basement**. All adults are welcome to come and bring their favorite board or card game. And yes, we have chess players!

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.

For more information, contact Marina Pomeroy & Stacey Zaretsky at MyBerkSocial@gmail.com. We look forward to seeing you there.

APRIL CHILDREN’S CIRCLE

The Berkeley Easter Egg Hunt

Saturday April 19, 2025, 11 AM

Central Garden

Bring your Easter basket and join the hunt. After the hunt, stay for games and crafts.

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

SCHEDULED BOARD MEETINGS

The following Board meetings will be held on April 10th, May 13th (ASM) and June 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. Meetings take place in the Community Room at 6:30 p.m.

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

BERKELEY — IMPORTANT CONTACT NUMBERS

Carlos Rivera, Superintendent

Ph: (929) 919-7660

Office Ph: (718) 424-0040

Email: superberkeley@gmail.com

Board Email address:

berkboard@gmail.com

Newsletter Email address:

bconwayb34@gmail.com

Milton Zavala, Assistant Superintendent

Ph: (929) 919-7659

Office Ph: (718) 424-0040

Email: superberkeley@gmail.com

Berkeley Google Group/Listserv:

theberkownerscoop@googlegroups.com

Berkeley Website:

www.theberkeleycoop.com

Management Company:

Metro Management Development, Inc.

1981 Marcus Avenue, Suite C-131

Lake Success, New York 11042

Tel: (718) 706-7755 | Fax: (718) 706-7760

www.metromanagementdev.com

Joe Doren, Senior Property Manager

jdoren@metromanagementdev.com

Ph: (718) 593-8908

Boris Drew, Administrative Associate

bdrew@metromanagementdev.com

Ph: (718) 593-8922