

# The Grapevine Newsletter

I heard it through the Grapevine...

## NOTES FROM THE BOARD MEETING FEBRUARY 8, 2022

---

**NOTES FROM THE BOARD MEETING** of the Board of Directors of Berkowners, Inc., held on February 8, 2022, beginning at 6:30 PM.

Directors present; Pia Prevost, Peggy Russell, Walter Chadwick, Zach Rosenblatt, Julie Nguyen & Wanda Chin. Also present were Jay Yablonsky and Roger Stuart of Wavecrest Management Team, Ltd., the Cooperatives' managing agent, Carlos Rivera, the Cooperative's superintendent, Douglas Lister, the Cooperative's Architect, and Alexandra Kennedy and Chris Backert of Yes Election.

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

1. The Board discussed the upcoming Town Hall Meeting on the Window contract and financing. It was agreed that:
  - Ms. Kennedy will host the meeting.
  - Mr. Chadwick will make the opening general remarks.
  - Ms. Prevost & Mr. Lister will discuss the procedures that were followed to reach this point.
  - Ms. Chin will discuss how the project is being financed.
  - A letter will be sent to the residents, prior to the meeting, with Frequently Asked Questions.
  - Questions will be solicited from residents, prior to the meeting.
  - Additional written questions, in the chat room, will be responded to at the meeting.

At 6:55 p.m. Ms. Kennedy and Mr. Backert left the meeting.

2. Mr. Lister reported that the window contract has been sent to Tindel for review and execution.
3. Ms. Chin agreed to transfer \$400,000.00 from the reserve funds to the operating account, for the required down payment.
4. Mr. Lister reported that the job has been submitted to Landmarks for approval. He also stated that he expects the job to start in May, but that Tindel wants to start measuring in individual apartments as soon as possible.

- 
5. Mr. Lister agreed to speak to Tindel regarding having a sample window available to show residents the actual product that will be installed.

At 7:30 p.m. Mr. Lister left the meeting.

6. The Board reviewed and approved as written, the minutes of the January 11, 2022 meeting of the Board of Directors of Berkowners Inc.

7. The Board reviewed the superintendent report, and discussed several building operations matters, as follows.

- . There are two vacant storage units in the 35<sup>th</sup> Ave. building.
- . The Board, by motion duly made and seconded, unanimously agreed that, going forward, a Resident will not be permitted to rent a second storage unit.
- . The basement door at 77<sup>th</sup> street B-side has been replaced.
- . The Coop has obtained legal possession of B-61 at 77<sup>th</sup> Street.
- . The Webb apartment has been cleaned out, but will require extensive renovations.
- . The bridging has been installed, but work has not started on the leader and gutter work adjacent to Ms. Hu's apartment.
- . There are ongoing renovations in Apts. A23 (77), B36 (35) and B47 (78).

At 7:55 p.m. Mr. Rivera left the meeting.

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 heat pump dryers are available for commercial usage.

9. The Board reviewed the Coop's cash position, as follows:

Operating Account -Signature Bank	\$168,952.97
Self-Escrow Account	\$ 2,138.08
Reserve Accounts	
Chase (1131)	\$ 4,968.50
Chase (0972)	\$2,413,662.60
Habib	\$1,280,580.74
TD Bank	\$1,284,525.40
Beautification	\$ 45,062.07
Total Reserves	\$5,028,799.33
Total Cash	\$5,199,890.38

10. Ms. Chin reported that one of the Coop's Certificates of Deposit expires on April 1, 2022. The disposition of that account will be discussed at the March Board meeting.

- 
11. Mr. Yablonsky reported that as a result of a computer inputting error the Coop Tax Abatements, and offsetting one-time special assessment, were not included on the 35<sup>th</sup> Avenue Shareholder accounts. That error is being corrected.
  12. Mr. Lister will be asked to check the condition of the buildings' fire escapes, including the need for painting.
  13. Mr. Chadwick reported that he is getting proposals from 4 different real estate brokers for marketing the 3 apartments that the Coop is planning to sell, as part of the financing for the window project.
  14. 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.
  15. Upon motion duly made and seconded, the Board unanimously approved retaining Yes Election to conduct the 2022 Annual Shareholder Meeting.
  16. The Board previously scheduled its next regular meeting for March 8, 2022, at 6:30 PM.

There being no further business to come before the Board, Mr. Chadwick accepted a motion to adjourn at 8:40 p.m.

---

### **Mask Mandate Lift at The Berkeley- Effective 03/14/2022**

As many of you are already aware, New York City's mayor had announced that, effective Monday, March 7, the indoor masking policy had been removed. At this time, masks are still required on public transportation regardless of risk level. You can read the full statement from Mayor Adams [here](#). New York State ended its [masking policy](#) on March 2nd.

**For Berkeley Shareholders and Residents,** we will allow individuals to be mask-optional beginning Monday, March 14th, as long as community transmission rates remain low. We do ask, however, shareholders and residents to be kind and considerate when riding the elevator with others and encourage you to wear your mask. Please note that Berkeley staff entering an apartment will wear masks by tenant's request.

Please reach out to the Board at [berkboard@gmail.com](mailto:berkboard@gmail.com) if you have any questions regarding the updated mask mandate lift at The Berkeley.

---

### **March Children's Circle Schedule**

Weather permitting, the March Children's Circle is scheduled for 11:00 a.m. on Saturday, March 19th in the garden. We will read stories and sing songs. Hope to see you there!

---

### **Berkeley Town Hall / Tindel Window Installation**

On Tuesday, March 22<sup>nd</sup> at 6:30pm the Berkeley Shareholders are invited to join in for a Zoom Town Hall Webinar. Joining us will be Jason Monroe, co-owner of Tindel Replacement Windows.

We would like to hear from Shareholders about some of your questions or concerns that may be coming up for you.

The meeting can be accessed from your computer here:

[berkowners.yesannualmeeting.com](http://berkowners.yesannualmeeting.com)

You may also join by phone:

1. Dial: +1 929 436 2866
2. Enter the Webinar ID: 869 7345 8142
3. Enter the Passcode: 271331

We encourage you to send us questions in advance. Go to the link below for access to a survey and submit by Friday, March 18<sup>th</sup>.

<https://forms.gle/akHajgmtk4z5nYy58>

You will also be able to type in questions during the meeting. We look forward to having you join us on Tuesday, March 22<sup>nd</sup>.

---

### **Annual Shareholder's Meeting 2022**

The 2022 Annual Shareholder's Meeting will take place on Tuesday, May 10<sup>th</sup>. 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.

Shareholders who wish to run for the Board may submit their resumes or letters of intent, 1 page maximum, either by email to [berkboard@gmail.com](mailto:berkboard@gmail.com), or by post to the Board Secretary, Ed Leahy (77-12 35<sup>th</sup> Avenue Apt. B67, Jackson Heights, NY 11372) . The deadline for receiving these is Thursday, March 31<sup>st</sup>.

---

The 2022 Annual Shareholder's Meeting will be held virtually on Zoom and telephone conferencing.

We have engaged YesElections to host the virtual meeting as well as a Meet the Candidates Forum. 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 be mailing the Notice of Meeting, Agenda, Candidate Resumes as well as the Proxy with instructions on April 9<sup>th</sup>. The instructions for joining the virtual Zoom meeting and the telephone conference will be included.

These instructions will also be posted on our Berkeley website, Google Group and our Newsletter. Deadline reminders will also be posted on the Google Group.

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

---

### **Scheduled Board Meetings**

Board Meetings for the first half of 2022 are scheduled for:

- Jan. 11<sup>th</sup>, Feb. 8<sup>th</sup>, Mar. 8<sup>th</sup>, Apr. 12<sup>th</sup>, May 10<sup>th</sup> (Annual Shareholders Meeting) & Jun. 14<sup>th</sup>.

\*Due to the COVID-19, the Board will not be meeting with residents. If you have a topic you would like to discuss with the Board; please email the Board at [berkboard@gmail.com](mailto:berkboard@gmail.com)

Contributors to this issue were Julie Nguyen, Walter Chadwick, and Peggy Russell. Anyone wishing to contribute an article or notice to the Berkeley Grapevine should contact the Berkeley Cooperative Newsletter at [berkownersnewsletter@gmail.com](mailto:berkownersnewsletter@gmail.com)

---

### **BERKELEY — IMPORTANT CONTACT NUMBERS**

**Carlos Rivera**, Superintendent

Ph: (718) 424-0040

Emergency Ph: (646) 403-2558

Email: [superberkeley@gmail.com](mailto:superberkeley@gmail.com)

**Milton Zavala**, Assistant Superintendent

Ph: (718) 424-0040

Emergency Ph: (646) 403-5093

Email: [superberkeley@gmail.com](mailto:superberkeley@gmail.com)

Board E-mail address:

[berkboard@gmail.com](mailto:berkboard@gmail.com)

Newsletter E-mail address:

[berkownersnewsletter@gmail.com](mailto:berkownersnewsletter@gmail.com)

Berkeley Google Group/Listserv:

[Theberkownerscoop@googlegroups.com](mailto:Theberkownerscoop@googlegroups.com)

Berkeley Website:

[www.theberkeleycoop.com](http://www.theberkeleycoop.com)

---

Management Company:

**Wavecrest Management Team Ltd.**

87-14 116<sup>th</sup> Street

Richmond Hill, NY 11418

Main Office Ph: (718) 463-1200

Fax: (718) 850-2798

Jay Yablonsky

Senior Property Manager

Ph: (718) 412-3749/

email:[jyablonsky@twmt.net](mailto:jyablonsky@twmt.net)

Yolanda Cuadrado

Administrative Assistant

Ph:(718) 412-3755

email: [ycuadrado@twmt.net](mailto:ycuadrado@twmt.net)

General Email Inquiries:

[Berk052@twmt.net](mailto:Berk052@twmt.net)

Emergencies

(Evenings, Weekends, Holidays)

Ph: (718) 692-7178