

I heard it through the

Berkeley Grapevine



November/December 2017

Volume 62

BOARD NOTES FROM THE MEETING HELD ON OCTOBER 24, 2017

Ms. Eckhardt 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 September 19, 2017, meeting of the Board of Directors of Berkowners Inc.
2. Ms. Eckhardt reported that the proposed amendment to the By-laws, to institute a transfer fee on re-sale, did not pass.
3. The Board reviewed a letter from Passeggio's Plumbing and Heating Corp. regarding the status of the 78th Street laundry room. Restoration of gas service would require a modification to the Certificate of Occupancy, which, at this time, is not feasible. Accordingly, the Board agreed to look into options for upgraded electric dryers.
4. Ms. Eckhardt reported that the contract for the ramp work was signed. We are waiting for the contractor to pull the permits and provide a schedule and trade payment breakdown.
5. Ms. Lafayette reported on recent activities of the hospitality committee.
6. Mr. Yablonsky reported on the Coop's cash position. He also reported that there has been an improvement in collections since the last series of letters went out last week.
7. The Board discussed a schedule of Coop Tax Abatements, an offsetting special assessment, and an explanatory letter to shareholders, which had been approved to be incorporated in the November maintenance bills. See further information at the end of the newsletter.
8. Ms. Eckhardt reported that Urban Arborist is scheduled to be working at the property this week. She also reported that the garden committee will be meeting this weekend.
9. The Board discussed an amendment to the By-Laws, recommended by Ed Schiff, which would require the Board to certify annually, that no Board members have an undisclosed conflict of interest.
10. Ms. Eckhardt reported that work in Apt. A-23 (35), is underway. Once completed, the Board will show it for rental.

11. The Board discussed a memo, received from Ed Schiff, regarding a new law adopted by the New York City Council that requires cooperative housing developments to adopt a smoking policy.
12. The Board discussed the recent basement tour that Milton gave to interested Shareholders.
13. Ms. Prevost reported that replacement of the vandalized wallpaper in 77th Street is scheduled to start tomorrow. Ms. Prevost agreed to obtain a cost estimate for redoing the 78th Street vestibule as well.
14. There being no further business to come before the Board, Ms. Eckhardt accepted a motion to adjourn at 7:25 p.m.

End of Board Notes

OTHER NEWS ITEMS

HOSPITALITY COMMITTEE REPORT

On Tuesday, October 17, the Hospitality Committee hosted two new families to our building. We had communication with two other families who unfortunately could not attend. Everyone was happy with their move-in and some excited about their renovation process. Information was given about the building and the neighborhood and hopefully a feeling of camaraderie was established.

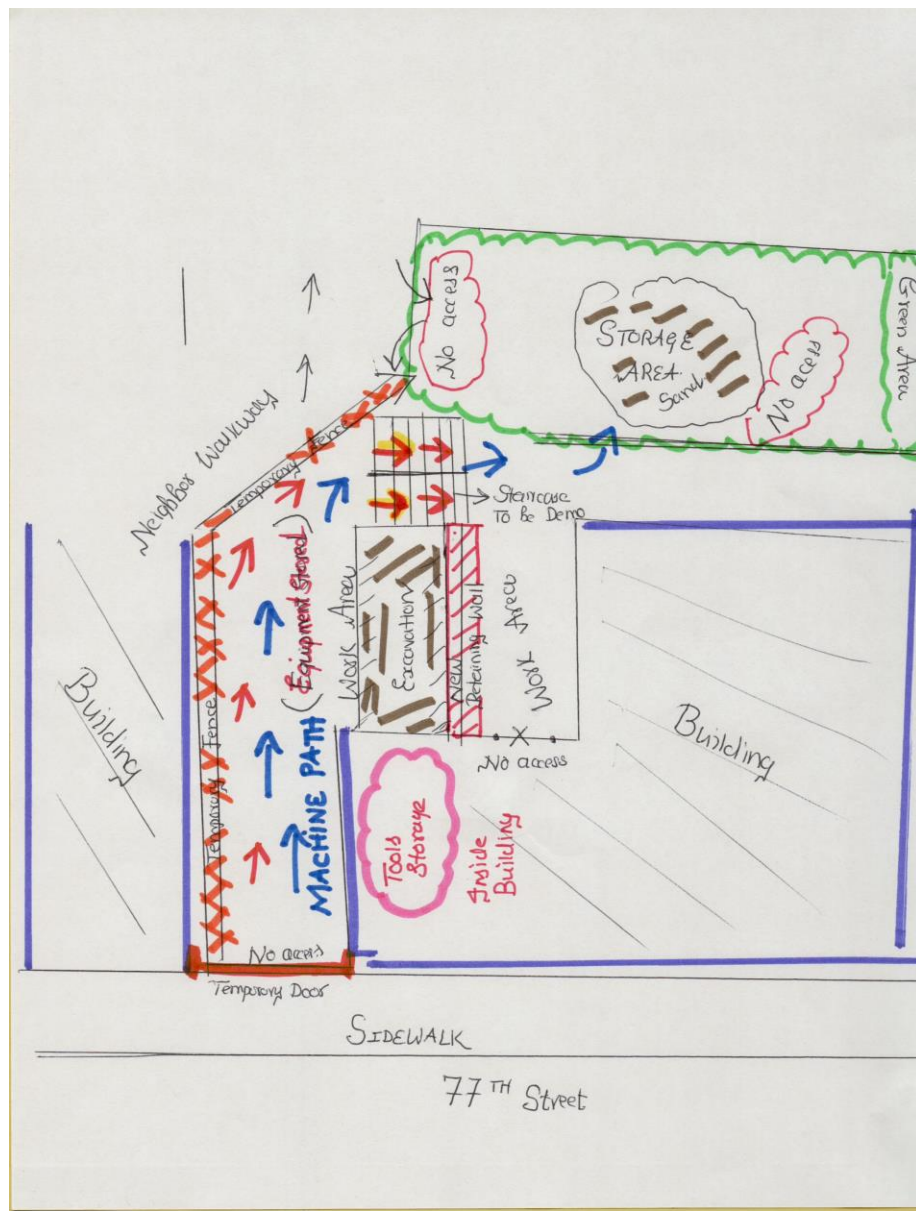
If you have moved in recently and not received an invitation to one of our events please let us know. Contact Bertine Lafayette at ivandbert@aol.com. You are very welcome to come to the next get together and meet some of your neighbors.

REPLACEMENT OF THE RETAINING WALL AT THE 77th STREET "A" SIDE BASEMENT EXIT

Here is the proposed Work Schedule for the reconstruction of the retaining wall

| SCOPE OF WORK | Starting | Completion |
|----------------------------------|---------------------------|---------------------------|
| Mobilization | November 14 th | November 22 nd |
| Demo & Excavation | November 27 th | December 8 th |
| Reconstruction of Retaining Wall | December 11 th | December 22 nd |
| Pouring the Ramp | January 2 nd | January 12 th |
| Steel Railings | January 16 th | January 20 th |
| | | |

The Above Reference Dates are subject to change due to inclement weather conditions. The 77th Street North entrance to the garden will not be available for use. Below is a graphic of the area that will be cornered off/closed due to the construction.



DECORATIONS ON APARTMENT DOORS AND OTHER ISSUES

Please note that non-removable decorations are not allowed on apartment doors. The point of this proscription is to prevent permanent damage to the doors. 'S' hooks are available at houseware stores for the hanging of seasonal wreaths. Fire department (FDNY) regulations do not permit the placing of doormats in front of apartment doors. Should you wish, you may place a mat just inside the apartment door. The FDNY also rules that nothing may be placed on the fire escapes as this will present an obstruction to emergency exit.

HOLIDAY PARTY

The Berkowners' staff will be hosting their Annual Holiday Party on Friday, December 15th at 6:00 PM. It will take place in the community room in the 77th Street basement. All residents are invited.

HOLIDAY TREES

While the holidays are still weeks away we would ask all residents who will be enjoying holiday

trees to be careful when bringing them in and out of the buildings. The disposal phase is the most important as the needles are drier at that point and are more likely to scatter. We suggest wrapping the tree in either a large trash bag or an old bed sheet in order to deter this and that they be brought into and out of the buildings via the basements rather than the lobbies. If you have any questions, the maintenance staff will be happy to answer them.

CO-OP TAX ABATEMENT AND SPECIAL ASSESSMENT EXPLANATION

Dear Shareholder,

There appears to have been some confusion regarding the Co-op Tax Abatement(s) and Special Assessment that was incorporated in the November 2017 maintenance bill. Hopefully, this will clarify some of the questions that have arisen:

The abatements that were given out are the 2016 / 2017 Co-op Tax Benefits. We are provided with a detailed schedule from the New York City Department of Finance. The City lists each apartment, the Shareholder of record as of January 5, 2016, the number of Shares, amount of personal exemptions (such as STAR, Veterans, Sr. Citizens, and Disability), amount of the Co-op Abatement, or an indication that the Co-op Abatement has been phased out.

The Board, as it has done since at least 2009, adopted a special assessment equal to the typical amount of the Co-op Tax Abatement i.e. the assessment, which is calculated on a per share basis, is equal to the per share amount that the City is abating to those Shareholders who do not have any personal exemptions. This year, the amount of the special assessment is \$1.76260526 per share. All Shareholders, whether or not they qualified for an abatement are subject to the special assessment.

Below, is a chart that shows how this affects a typical apartment with 395 Shares:

EXAMPLE 1:

Shareholder, with 395 Shares, who has a Coop Tax Abatement Only

| # of Shares | STAR Abatement | Co-op Tax Abatement | Total Abatement | Assessment at \$1.76260526 Per Share | Effect on November Maintenance Bill |
|-------------|----------------|---------------------|-----------------|--------------------------------------|-------------------------------------|
| 395 | \$0.00 | (\$696.22) | (\$696.22) | \$696.23 | \$0.01 |

EXAMPLE 2:

Shareholder, with 395 Shares, who has a STAR Abatement

| # of Shares | STAR Abatement | Co-op Tax Abatement | Total Abatement | Assessment at \$1.76260526 Per Share | Effect on November Maintenance Bill |
|-------------|----------------|---------------------|-----------------|--------------------------------------|-------------------------------------|
| 395 | (\$304.25) | (\$522.66) | (\$826.91) | \$696.23 | (\$130.68) |

Note: When an apartment is entitled to STAR, Senior Citizens, or Veterans abatements, the City reduces their Co-op Tax Abatement.

EXAMPLE 3:

Shareholder, with 395 shares, who is not entitled to an abatement, or who purchased after January 5, 2016, and whose processor in interest did not qualify for an abatement.

| # of Shares | STAR Abatement | Co-op Tax Abatement | Total Abatement | Assessment at \$1.76260526 Per Share | Effect on November Maintenance Bill |
|-------------|----------------|---------------------|-----------------|--------------------------------------|-------------------------------------|
| 395 | \$0.00 | \$0.00 | \$0.00 | \$696.23 | \$696.23 |

If you have any further questions, please feel free to contact the undersigned.

Jay Yablonsky
Wavecrest Management Team Ltd.
Phone: (718) 463-1200 Ext. 3749
Fax: (718) 850-2798
E-mail: jyablonsky@twmt.net

HAPPY HOLIDAYS

We don't anticipate having a December newsletter. With that in mind, the Board wishes everyone a very Happy and Healthy Holiday Season and a Safe and Prosperous New Year.

SCHEDULED BOARD MEETINGS

The date of the next meeting is Tuesday, November 14. While there will be a December meeting **IT WILL NOT BE OPEN TO THE SHAREHOLDER/TENANTS.** All the meetings begin at 6:30 PM. Between 6:00–6:30 PM, all shareholders/tenants may come to the Boardroom in the basement of the 77th Street Building to discuss issues with a Board member. The Board asks that you send an email in advance (berkboard@gmail.com) to let it know the nature of your issue and that you be succinct in your presentation. If you are not a resident of 77th Street, you may contact the Board at the above email address to gain entrance.

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| <p><i>Contributors to this issue were Terrence Dineen, Anne Eckhardt and Bertine Lafayette. Anyone wishing to contribute an article or notice to the Berkeley Grapevine should contact the Berkeley Cooperative Newsletter at berkeleynewsletter@msn.com</i></p> |
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| <u>BERKELEY — IMPORTANT CONTACT NUMBERS</u> | |
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| <p>Milton Rivera, Superintendent: 718-424-0040 Emergency: 646-403-2558 Board E-mail address: berkboard@gmail.com Newsletter E-mail address: berkeleynewsletter@msn.com Berkeley Google Group/Listserve: berkeleycoop@googlegroups.com Berkeley Website: www.theberkeleycoop.com</p> | <p><u>Management Company:</u> Wavecrest Management Team Ltd. 87-14 116th Street Richmond Hill, NY 11418 Main Office Phone — 718-463-1200 FAX — 718-850-2798 Jay Yablonsky — 718-412-3749 Email: JYablonsky@twmt.net Yolanda Cuadrado — 718-412-3755 Email: Ycuadrado@twmt.net Emergencies (Eves., Wknds. & Hols.): 718-692-7178</p> |