

# The Grapevine Newsletter

I heard it through the Grapevine...

## Notes from the August 7, 2022, Meeting of the Board of Directors of Berkowners, Inc.

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Directors present; Walter Chadwick, Zach Rosenblatt, Ed Leahy, Elizabeth Hollander, Cecilia Durbin & Wanda Chin. Also present were Jay Yablonsky, Roger Stuart and Alban Velu of Wavecrest Management Team, Ltd., the Cooperatives' managing agent, and Carlos Rivera, the Cooperative's superintendent.

Mr. Chadwick served as chair and called the meeting to order at 6:40 PM.

1. The Board reviewed the minutes of the July 12, 2022 meeting. The Board requested several minor modifications to the minutes. After a general discussion, the Board approved the minutes, as amended. Mr. Yablonsky was asked to provide Mr. Chadwick with a copy of the minutes, as amended.
2. Mr. Rivera reported on several items of building operations, including:
  - The NYPD has reviewed a video of vandalism that occurred on the property.
  - The boiler fire tubes have been cleaned, and 5 tubes in 35<sup>th</sup> Ave. and 1 tube in 78<sup>th</sup> Street have been replaced.
  - General overhaul in advance of the heating season is being performed on the boilers.
  - New T-shirts have been received for the maintenance staff. The Board discussed and rejected a request from the maintenance staff to wear shorts during the hot weather. Safety concerns were cited for the Board's decision.
  - The Board reviewed an e-mail from Douglas Lister, summarizing the status of the interior waterproofing work. To date, 91 apartments, of which 31 were from the original list, have been completed. Approximately 3 apartments are underway, and there are 16 apartments that have yet to be started. Mr. Lister estimated that the remaining work will cost about \$200,000.00. It was also noted that some apartments, which never voiced any concern, have never been inspected but may need waterproofing.

At 7:10 p.m. Mr. Rivera left the meeting.

3. Mr. Chadwick reported on the status of the Board owned apartments, which will be sold as part of the window financing plan, as follows:
  - A contract is being entered into for Apt. A-61(77).
  - B-53 (35) is being shown, but there is minimal activity.
  - B-23 (77) refurbishment of the kitchen is underway.

- A41 (77) the Board discussed whether to market this apartment at this time. After a general discussion, the Board agreed to do minimum refurbishment work, and to market the apartment now. Mr. Chadwick agreed to obtain pricing for the work.
- 4. Mr. Chadwick has been advised by the Coop's architect that the window replacement project is being held up as we await Landmarks approval. The Board discussed whether separate approvals, and commencement of work, would be possible on 35 Avenue, and the non-street facades of the other buildings. The Board also noted that the contract with Tindel is a stipulated sum contract.
- 5. Proceeding with the laundry room work is contingent on further information from E4P.
- 6. The Board reviewed a proposal from Julie Nyman for architectural services for a children's room. After a general discussion, the Board unanimously agreed to proceed with Ms. Nyman's proposal. Mr. Chadwick, Ms. Russell, and Ms. Durbin agreed to act as a committee to work with Ms. Nyman, as plans are developed.
- 7. Mr. Yablonsky reported that we currently have \$80,182.65 in the operating account, and \$2,602.99 in the self-escrow account. Ms. Chin reported that we have \$4,364,991.99 in the various reserve accounts.
- 8. The Board reviewed a schedule of Coop Tax Abatements, and a one-time offsetting special assessment, equal to the amount of the "typical" abatement. After a general review, the Board agreed to place the abatement and assessment on the September maintenance bills. Mr. Yablonsky agreed to send a letter to all Shareholders, advising them of the abatement and assessment.
- 9. Mr. Chadwick is working with the Coop's attorneys regarding Shareholders who are in arrears. Mr. Chadwick agreed to obtain a status report, from the attorneys, for the Board's review.
- 10. Ms. Durbin reported that she has recruited interested Shareholders to serve on the communications committee, both in regard to preparing the Berkeley newsletter and keeping the website up to date. She also reported that the Berkeley website is being updated.
- 11. Ms. Hollander reported on activity by the garden committee, including the process for allocating garden plots.
- 12. Mr. Yablonsky reported that Wavecrest is working with Signature and TD Bank to resolve the check that was payable to E4P but was cashed by an unknown 3<sup>rd</sup> party.
- 13. The Board discussed and agreed to hold a fall barbeque. Ms. Hollander agreed to coordinate dates with Ms. Russell.
- 14. The Board previously scheduled its next meeting for September 13, 2022, at 6:30 p.m., via video conferencing.

There being no further business to come before the Board, Mr. Chadwick accepted a motion to adjourn, at 8:15 p.m.

## *A Message from our new Property Manager*

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Dear Shareholders,

Hello, my name is Joe Doren. I work for Metro Management who has been selected as the new management company for Berk Owners as of October 1. I am most pleased to announce that I will be the new managing agent for the Berkeley. I have been with Metro Management for over twenty years and am very familiar with the Jackson Historic District. I work along with Renee Colon my full time Administrative Associate.

We hope for a smooth transition. Effective immediately please feel free to reach out for assistance at any time for any concerns regarding the transition or in general. We look forward to taking care of The Berkeley and serving the needs of its shareholders.

Thank You!

Contact information appears below:

Joe Doren: [jdoren@metromanagementdev.com](mailto:jdoren@metromanagementdev.com)

718.593.8908

Renee Colon: [rcolon@metromanagementdev.com](mailto:rcolon@metromanagementdev.com)

718.593.8922

## *Children's Circle*

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**SEPTEMBER CHILDREN'S CIRCLE** will be

Saturday, September 24, 2022

at 11 AM in the central garden.

After stories, songs, and musical instruments, we will be *planting daffodil bulbs* in the 35th Avenue tree pits - so wear old clothes - there will be dirt!

All Berkeley families are welcome.

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# *Citywide Composting Program starting October 3!*

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NYC Sanitation composting program starts picking up on October 3 and the Berkeley is participating.

Lockable brown and orange bins will be inside each garden gate. Our staff will line the bins with compostable bags -- Residents can add all their food waste, including paper and cardboard containers, to the bins at any time. (At last, a place for the pizza boxes!) All food waste MUST be bagged either in a brown paper bag or a [BPI \(Biodegradable Products Institute\)](#) approved compostable bag. No plastic bags.

Here are a couple links for where to find approved bags:

<https://naturbag.com/>

<https://www.goingzerowaste.com/blog/7-of-the-best-compostable-trash-bags/>

The bags are not required by the city. The Berkeley is requiring them as an extra precaution to prevent odors and pests.

Here is [a link to the city's website](#) about composting

<https://www1.nyc.gov/assets/dsny/site/services/food-scraps-and-yard-waste-page/queens-composting>

The City will accept all BPI approved products.

If you're not sure if something is compostable, [check here!](#) <https://products.bpiworld.org/>

Yard waste, if we have any to discard, can go into different bins so as not to overload our food waste bins.

Thank you for joining us in taking this step towards a greener New York City and a greener Berkeley.

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# What To Compost

## Food Scraps

fruit, vegetables, meat, bones, dairy, prepared food



## Food-soiled Paper

napkins, towels, tea bags, plates, coffee filters



## Yard Waste

plants, trimmings, twigs, grass



**No** Metal, Glass, Plastic,  
Cartons, Clean Paper  
+ Cardboard

**No** **Trash:** Wrappers,  
medical waste, diapers,  
pet waste, hygiene and  
foam products

[nyc.gov/compost](http://nyc.gov/compost) | call 311 | [f](#) [t](#) [@](#) NYCsanitation



**sanitation**

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## *Board Announcements & Reminders*

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### **Garden Party SAVE THE DATE**

Need **volunteers for the Berkeley Garden Party** on Sunday, October 2, 2022. Here's your opportunity to help with:

- Pre-party prep (making hamburger patties, slicing tomatoes and onions, cleaning and dividing lettuce, cutting block cheese) I will drop the food at your apt on Saturday afternoon and you can bring to garden shortly before 4 on Sunday.
- Party set-up 2:30 pm in garden on North end (prepare tables with napkins, utensils, condiments; prepare grills and set up service area, ice down drinks).
- Grilling - We have three grills . It really is the best way to meet and greet all your neighbors and you will be quite popular (says Huck Finn).
- Bring a dish (salad, side, dessert) to share.

Please contact Peggy at [tpeg60@yahoo.com](mailto:tpeg60@yahoo.com) to volunteer and, to help me organize, tell me what you want to work on.

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### **A Call for Capital Improvement Committee Members**

Are you interested in ways we can improve the infrastructure of the Berkeley?

Do you have particular skills or insights (**Architects, contractors, interior designers, project coordinators**) that would benefit the Berkeley and lower the costs of such improvements for you and your neighbors?

Or are you just interested in what the Berkeley could be and want to lend a hand?

If any of the above apply to you, we are looking for volunteers to join the **Capital Improvements Committee**, which a shareholder has recently expressed interest in reviving. We could use two to four more neighbors to join him in researching and prioritizing the possibilities for the Berkeley's future.

The best way to create the Berkeley you want is to get involved. Commitment is as much or as little time as you are willing to share. Please consider joining the Committee!

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## Scheduled Board Meetings

Remaining board meetings for 2022 are scheduled for **October 11, November 8, and December 13.**  
If you have a topic you would like to discuss with the board, please email them at [berkboard@gmail.com](mailto:berkboard@gmail.com).

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Contributors to this newsletter were Walter Chadwick, Cecilia Durbin, Ed Leahy, and Peggy Russell. If you'd like to contribute content to the Berkeley Grapevine, please email [TheBerkeleyGrapevine@gmail.com](mailto:TheBerkeleyGrapevine@gmail.com).

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