

The Grapevine Newsletter

I heard it through the Grapevine...

Notes from the July 11, 2023 Berkowners, Inc. Board Meeting

Present: Walter Chadwick, Wanda Chin, Cecilia Durbin, Liz Hollander, Peggy Russell, and William Walter. Absent: Ed Leahy. – Ms. Hollander taking minutes.

Also attending, Carlos Rivera (Superintendent) Joe Doren (Metro Management)

1. Joan Schaffer addressed the Board about issues connected with the sale of B14, a former Doctor's office – whether it be rented out for multiple office use. Precedent from Dr. Schwartz's office was simply to have the owner change the designation to residence and sell accordingly. With no specific request submitted, the board took no action.

2. Minutes of the June meeting amended and accepted.

3. Superintendent's Report:

- Request for a spare key for potential users to open community room not approved. Staff will provide entry as needed.
- A64 and A54 inspected by Xinos for water damage and leaks. Xinos needs to conduct a water test to pinpoint where exactly it's coming in. Mr. Rivera and Mr. Doren agreed that the report should be sent to Doug Lister in case the leak is related to interior waterproofing done, but someone else (Zaskorski Associates) should do any architectural work.
- Berkeley signs - should be hurried up.
- Garbage rooms cleared out in 78th street.
- Lobby on 78th street progressing.
- LED bulbs in the lobby are coming next week.
- Vibration eliminators were discussed for future action
- Mr. Rivera on vacation - July 29-Aug 11
- Additional questions

- o 35th Ave access key fobs. There have been requests to repair – we no longer subscribe to the system. The policy is at this point we won't fix these systems when they break.
- o We confirmed with the Coop's master Insurance carrier that our oil tanks are in the basements and not buried underground.
- o Solicitations for fixed price oil were received but are not needed as oil-based heating is only a backup; our main heating is by gas.

4. Managing Agent's Report from Mr. Doren

- 35th Ave LL11 report accepted. Repairs must be completed by December 2026, after Windows. Work includes repairs in violation reported last month, so violation will be dismissed at August hearing.
- Elevators - repair in 77th building authorized.
- Two-way radios for staff were ordered and are in use.
- Wavecrest - Seth will send a Demand letter to Wavecrest. Due dates of filings requested. Discussion ensued about whether architect contracts are relevant.

5. BOARD PRESIDENT'S REPORT

- 35th A14 demolition has begun, Walter overseeing
- Interest in renting A53 (35) has been high.
- Aged Arrears - 8 units over 3months totaling over 57K. They will be contacted by mail.

6. Treasurer's Report from Ms. Chen:

- Chase Bank
 - o Checking and savings balances total \$100,091.60
- HAB Bank
- MMA \$150,553.75 (as of 5/31/23)
- RJFS account Balance was \$5,456,854.96, comprised of:
 - o \$1,118,851.21 Cash (in 7 banks),
 - o \$2,000,000 CDs (8 banks),
 - o \$2,375,000 US Treasuries (6, full value shown)
- Cash was over \$1 million as a result of four bank CDs which matured during June.
- Four new bank CDs were purchased on June 29, and settled after June 30. Current balance as of July 9 was \$5,459,137.46
- Four bank CDs mature July 17-24, total \$1 million
- One bank CD and one UST mature Aug 28-31, total \$750,000

- Reserves managed by Metro:
 - \$143K in window assessment account
 - \$45K in beautification fund >> Question: do we take the 16K cost of facade work out of it? - Will be discussed at a future meeting.
- Marquee – No success in duplicating aesthetic design detail.

7. WINDOWS - We were not able to get on the Landmarks public hearing agenda in August due to required additional drawings. Still waiting for reply to 35th drawings

8. Communications Report from Ms. Durbin:

- LED fixtures - Excessive brightness issue still being worked on. A sample is coming – an emergency function that would allow lights on in power outages may be possible.
- Ms. Hollander has agreed to write/publish guidelines for how to address people you don't know.
- Building Link - \$28.00 per year per shareholder. Ms. Hollander agreed to consult with Jim Jessup about testing it out. Will discuss with Mr. Rivera, and with the superintendent at Dunnolly Gardens about data entry - how do they keep it up?
- Insurance language agreed upon.

9. Bids for Laundry Rooms - Aces Laundry will make a cash offer for the cost of renovations in lieu of performing the work to the space in exchange for the lease.

Meeting adjourned at 9:25pm

AUGUST CHILDREN'S CIRCLE

Saturday, August 19, 2023, 11 am, Central Garden

Stories, Bubble and Scarf play, Music, Games and Watercolor Painting

Summer snack

All Berkeley families are welcome.

Hope to see you there.

SEPTEMBER GARDEN PARTY

As we say in New Orleans - "Lazzier Bon Temps Roulet!"

The September Garden Party and Barbecue will return Saturday, September 9th at 3 pm with a rain date of September 10th

The party is a great opportunity to connect with old friends and meet new ones. The board will provide grilled hamburgers, veggie burgers and hotdogs with the "fixin's", wine, beer and non-alcoholic beverages.

The party has become a varied potluck and, although not required, residents are encouraged to share a dish with their neighbors.

It takes a village and we depend on volunteers in the following areas to make the party successful.

VOLUNTEERS NEEDED FOR:

Pre-prep - Making hamburger patties, slicing tomatoes, preparing lettuce, slicing cheese. Food will be available on the Friday before the party.

Set -up - Setting tables, icing down drinks, preparing grills, setting up trash and recycle bins

Grilling - The more volunteers we have to grill the better to give everyone time to socialize and enjoy the party.

Clean-up

If you can volunteer, please contact Peggy at tpeg60@yahoo.com or 225-247-0491 by text or call and let me know where you would like to help.

BERKELEY ARTIST PROFILE

Our neighbor Katherine Howard is not only the creative and energetic co-chair of the Berkeley's Garden Committee, but she is also a lifelong dancer, choreographer and movement teacher whose work has touched people in all walks of life. She and her husband Ted Feliciello have been residents of the 77th Street building since 2007. Living at the Berkeley and being

part of the Garden Committee is stimulating and satisfying, and she and Ted have made good friends. They are part of a community and like it very much.

You could say that Katherine owes her multifaceted dance career to her pediatrician: when she was ten years old, he diagnosed flat feet and suggested ballet classes as an antidote. Weekly lessons ensued and by age 12 Katherine had found her calling. After her family moved to the suburbs of Chicago, she began dancing seriously at New Trier high school which had excellent dance, theater and music programs. She performed in musicals and modern dance concerts throughout high school. As well, Katherine studied both ballet and modern dance locally, modern dance from a woman who was trained in Graham technique and ballet with a man who had been a soloist with American Ballet Theatre. Katherine went on to the University of Illinois as a dance major but over the summer after her freshman year she auditioned for and was hired as a dancer at Chicago Music Theater performing in a different musical every two weeks. At the end of that summer and armed with an Actors Equity card, she left school behind and headed to New York to dance. At age 19 she auditioned for Bob Fosse and was hired for his musical *The Conquering Hero*. Unfortunately, after a try out tour, the production lasted only one week on Broadway. But, Katherine's short-lived experience with this production was formative: it helped her realize that modern dance interested her more. A few months later life led her to California where she lived in the Berkeley/Oakland area imbibing the politics, teaching dance to children in local recreation departments and performing for local choreographers.

After five years Katherine moved to Toronto when her then husband attended graduate school at The University of Toronto. There she did some performing and teaching at the Martha Graham based Toronto Dance Theater and took a job as a childcare worker in a hospital assessment program for children with emotional disturbances. Katherine returned to California, this time to Los Angeles to finish the dance major she had left years ago. At UCLA she obtained a BA and an MA in dance performance and then taught dance technique and choreography at UCLA for ten years. During this time, she and four other dancers formed a cooperative dance company which performed and toured in Southern California. They all choreographed and they all performed in each other's work.

In 1984, Katherine, now with Ted, and both wanting a life change, left Los Angeles for New York with their four year old son Nick. They found an apartment in Jackson Heights. After a position as an adjunct dance teacher at Rutgers was discontinued, Katherine interviewed for and took a job at August Aichorn, a residential psychiatric treatment facility for teenagers. This experience led her to obtain an MA in Dance Movement Therapy from Hunter College, where she interned as a dance therapist at Manhattan Psychiatric Center, worked on a Creative Arts Therapy Team at the The Brooklyn Women's Shelter, and finally as a part of the social services team at Valley Lodge, a shelter which is part of The West Side Federation for Senior and Supportive Housing,

an organization that provides housing and services to independent seniors, frail elderly individuals, older persons living with serious mental illnesses, homeless individuals, persons living with physically handicapping conditions, grandparents raising their grandchildren, and families. She served at Valley Lodge as Activities Director for 17 years in a variety of therapeutic activities.

Katherine brought dance and creative movement to many New Yorkers with life challenges. At the same time, she has fully engaged in choreography and performance. She danced and worked with Phoebe Neville, took ballet class at the Corvino Studio, and – with an introduction from her supervisor at the Brooklyn Women’s Shelter – joined Margie Beals’ Dance improv group. When Phoebe moved to Italy, Katherine took over her share of an old studio space on West Broadway near Chambers Street. She liked being in a studio by herself and making solos, and found this process satisfying for a long time. In 2003, a friend asked Katherine to do a piece in her concert and that got her involved again in performing and doing her own concerts.

Together with our late and dearly missed neighbor Peter Brams, Katherine was one of a number of residents who became The Berkeley Garden Committee and began to transform the garden from an overgrown and largely inaccessible yard into the beautiful garden we now share. Keeping the garden lush and lively is a major effort, and for her years of work we owe Katherine a debt of gratitude!

SCHEDULED BOARD MEETINGS

The next Board Meeting is scheduled for **September 5th, 2023**. The remaining Board meetings of 2023 are October 10th, November 14th and December 12th. If you have a topic you would like to discuss with the board, please email them at berkboard@gmail.com.

Contributors to this newsletter were Walter Chadwick, Cecilia Durbin, and Peggy Russell. If you’d like to contribute content to the Berkeley Grapevine, please email bconway34@gmail.com.

BERKELEY — IMPORTANT CONTACT NUMBERS

Carlos Rivera, Superintendent

Ph: (929)919-7660

Office Ph: (718) 424-0040

Email: superberkeley@gmail.com

Milton Zavala, Assistant
Superintendent

Ph: (929)919-7659

Office Ph: (718) 424-0040

Email: superberkeley@gmail.com

Board Email address:

berkboard@gmail.com

Newsletter Email address:

bconwayb34@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

Renee Colon, Administrative Associate

rcolon@metromanagmentdev.com

Ph: (718) 593-8922