

Berkeley Grapevine

February 2021

Volume 92

BOARD NOTES FROM THE MEETING HELD ON JANUARY 19, 2021

Ms. Eckhardt served as chair and called the meeting to order at 6:35 PM.

1. The Board reviewed and approved as written the minutes of the December 15, 2020 Board meeting.
2. Ms. Prevost reported that she is in the process of scheduling repairs to the columns at the building entrances and replacing wallpaper in the lobby vestibules.
3. Mr. Rivera reported that Fowler Industries had completed the replacement of the gas dryers with electric dryers in the 35th Ave. and 77th Street buildings.
4. New York Plumbing will proceed with the removal of gas piping to the laundry rooms. Once the piping is removed, they will perform the Local Law 152 gas tests.
5. The Board reviewed and approved a proposal to replace the domestic hot water coil in the 35th Ave. building.
6. The Board discussed the Cooperative's heating system, and heating controls. Mr. Rivera reported that the heat in all apartments is being maintained above 68 degrees, but that results in many apartments being overheated. After a general discussion, the Board agreed to add additional indoor sensors in apartments.
7. Mr. Rivera reported that we are in the process of soliciting bids for replacement of the intercom systems.
8. Mr. Rivera reported that several non-functioning emergency light fixtures have been replaced.
9. The Board discussed the condition and operation of the bicycle rooms. After a general discussion, the Board agreed to upgrade the bicycle rooms in 77th Street and 35th Avenue. Ms. Chin noted that "unclaimed" bikes are currently being stored in 78th Street.
10. The Board agreed to wait until spring before refinishing the brass and addressing any fire escape issues.
11. Ms. Prevost pointed out that all workmen entering the buildings must adhere to proper Covid-19 protocols.
12. The Board continued its' review of the proposed 2021 operating budget. The budget, as presented, does not require a maintenance increase. After a general discussion, upon motion duly made and seconded, the Board adopted the 2021 operating budget, as presented.
13. The Board has received a notification from the City of New York Landmark Preservation Commission that our application for the installation of a gutter and leader at 78th Street has been withdrawn. Mr. Lister, the Cooperative's consulting Architect, is re-filing the application.
14. The Board agreed to start holding regular job progress meetings on the interior waterproofing project.
15. Replacement window samples have been delivered to the building. Mr. Lister will schedule presentations from each of the vendors.
16. The Board reviewed the Co-op's current cash position, paid and unpaid items, and collections status.
17. The Board previously scheduled its' next regular meeting for February 16, 2021, at 6:00 PM.

There being no further business to come before the Board, Ms. Eckhardt accepted a motion to adjourn.

End of Board Notes

OTHER NEWS ITEMS

ANNUAL SHAREHOLDER'S MEETING

The 2021 Annual Meeting will take place on Tuesday, May 11th. Three of the seven board positions will end their terms on that date and thus will be open for election. These Board positions are currently held by Anne Eckhardt, Pia Prevost, and Walter Chadwick. All three candidates are running for these positions. However, any shareholder is entitled to run for a seat on the Board.

Board member responsibilities include regular attendance at the monthly board meetings and volunteering to act as the liaison to at least one of the Board sponsored committees. We cannot lightly dismiss the time required. The work involves dealing with current issues as well as planning for the future of the corporation. This will demand a certain portion of one's time, but with the help of the volunteer committees, this can be kept to a minimum.

Shareholders who wish to run for the Board may submit their resumes or letters of intent either by e-mail to berkboard@gmail.com or by post to Ed Leahy, Secretary 77-12 35th Avenue, Apt. B67, Jackson Heights, NY 11372. The deadline for receiving these is Wednesday, March 31st.

The 2021 Annual Shareholder' Meeting will be held virtually. The By-Laws have been amended to allow virtual meetings, and the Board has unanimously voted to hold the annual meeting virtually. The meeting will be held using Zoom, granting shareholders access to the annual meeting by video or telephone. The invitation to join the annual meeting will be sent to all shareholders with the annual meeting announcement. The invitation instructions will also be posted in a future newsletter close to the meeting date, and the information will also be posted on our website.

Because we will be holding a virtual annual meeting, shareholders will have to submit their proxy in order to calculate the quorum, by a specific date. The proxy form, along with instructions, will be with the announcement of the annual meeting. If there will be voting at the annual meeting, shareholders will be given a ballot and a stated deadline and place to submit their ballots.

LEAK REPAIRS

The leak repair work is well underway. Some residents have still not given us contact information. If you expect to have some leak repairs taken care of, you MUST provide Carlos your telephone number. Also, several residents have canceled their leak repairs or have said that they cannot have the leaks taken care of when their apartment comes up on the repair schedule. You MUST accept your time slot for repairs. You will be given a weeks' notice, which should be more than enough time to prepare for the work. The contractor will visit your apartment prior to work starting to let you know what they will be doing and how long they expect the work to take. Please be aware that the job's timing may be extended because they may find additional issues once they open the walls.

The best plan in completing this work is to start from the top floor down. Right now, the contractor is working in 78th Street. The contractor abides by all COVID regulations. The only reason for rescheduling your work is having someone in your apartment testing positive for COVID. Please help us get this work done in a timely, efficient, cost-effective manner by following the requests of our architect, contractor, and staff.

LAUNDRY ROOM REMINDER

Some residents are not abiding by the laundry room COVID rules. Please make sure you **SIGN UP** to use the laundry room on the schedule posted on the laundry room door. This will allow only 2 residents at a time to be in the laundry room at the same time. You will have a 2-hour window to complete the wash/dry cycle. Do not remove anyone's clothing from the washers/dryers. You must not leave your laundry unattended in the laundry baskets. If they are unattended, they will be placed in a plastic bag and removed from the laundry room. Let's keep everyone healthy and safe.

DOORWAY REMINDER

There's been some discussion on the Google Group about movers/workmen leaving the doors open, a practice that jeopardizes building security. Building safety & security is every shareholder's responsibility, and unattended doorways left open can lead to various problems. Several suggestions came up in the discussion including alarms, cameras, signage, and inspection by building staff, but the cheapest option is simple common sense. Never leave an open doorway unattended. Discuss this with workman & movers beforehand. When work is completed, check to ensure that entrances they used are closed. As a resident when you come across an entrance that has been propped go ahead and close it. If it's open because of a faulty latch or some other hardware problem notify Carlos right away. Lastly, when leaving the building always make sure the doors close securely behind you.

VIRTUAL MONTHLY TOWN HALL

The February Virtual Town Hall, open to all shareholders, will be held at 7 PM Thursday, February 25th and hosted by the organizer, Roy Sirengo. The town hall is a forum where you can ask questions and share information with your neighbors. You may post questions for the February meeting on the Google Group. The Board may be contacted for answers to pertinent questions. The meeting uses the Zoom conferencing software, which allows one to either call in or attend via web-conference. Login details and an agenda will be posted on the Google Groups a few days before the February 25th meeting.

THE GARDEN COMMITTEE

If you are interested in joining the Garden Committee, volunteering for garden workdays, adopting a plot, donating, or have further questions, please contact Katherine (howfelice@gmail.com)

THE BERKELEY SOCIAL CLUB

Until further notice, all events have been postponed



SCHEDULED BOARD MEETINGS

The dates for the next Board meetings are on Tuesdays, February 16, March 16, April 20, and May 11 (Annual Meeting). Due to the coronavirus, 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

Contributors to this issue were Fred Fishel, Anne Eckhardt, Marina Pomeroy, and Katharine Howard. Anyone wishing to contribute an article or notice to the Berkeley Grapevine should contact the Berkeley Cooperative Newsletter at berkownersnewsletter@gmail.com

BERKELEY — IMPORTANT CONTACT NUMBERS

Carlos Rivera, Superintendent: **646-403-2558**
Milton Zavala, Asst. Super **646-403-5093**
Office: **718-424-0040**
Superintendent email: superberkeley@gmail.com
Board E-mail address: berkboard@gmail.com
Newsletter E-mail address:
berkownersnewsletter@gmail.com
Berkeley Google Group/Listserv:
Theberkownerscoop@googlegroups.com
Berkeley Website: www.theberkeleycoop.com

Management Company:
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**
Yolanda Cuadrado — **718-412-3755**
Email: Berk052@twmt.net
Emergencies (Eves., Wknds. & Hols.): **718-692-7178**