

I heard it through the

Berkeley Grapevine

April 2018

Volume 65

BOARD NOTES FROM THE MEETING HELD ON MARCH 27, 2018

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 February 27, 2018 meeting of the Board of Directors of Berkowners Inc.
2. Mr. Yablonsky reported that Sasco poured the concrete steps and ramp earlier today.
3. The Board agreed to purchase additional garden furniture consisting of six chairs, one bench and one table. The approximate cost is \$2,000.00. Ms. Prevost will coordinate purchasing, delivery and placing of the furniture.
4. Ms. Eckhardt reported that the Coop has accepted a bid of \$344,000.00 for the purchase of Apt. A23 (35), and a bid of \$510,000.00 for the purchase of B37 (77). Both apartments are owned by the Coop. She also reported that the admissions committee has approved the proposed transfer of Apt. B21 (35).
5. Mr. Koch reported on the activities of the Berkeley Athletic Facility Task Force and distributed Minutes of the March 4, 2018 meeting of the Task Force. After a general discussion the Board agreed that no action should be taken until after the mortgage refinance is finalized.
6. Ms. Eckhardt reported that Fowler has installed two new electric dryers in the 78th Street laundry room. Ms. Eckhardt has solicited feedback from the Shareholders on the new machines.
7. Mr. Stuart reported that he has contacted several laundry vendors and is receiving updated proposals. Mr. Stuart also agreed to schedule a meeting with Hercules (laundry vendor) regarding the legal status of the rooms.
8. The 2017 draft certified financials, prepared by Marin & Montanye LLP, were distributed to the Board for review.
9. Mr. Koch reported on the status of the proposed refinancing of the Cooperative's mortgages. Several points in the Mortgage Loan Application are still being reviewed by counsel. The Board discussed the process that was followed and the multiple programs that were reviewed prior to deciding to proceed with the offer from Principal Real Estate Investors.

10. Ms. Prevost reported that the flagstone paver sample that she reviewed was satisfactory. However, she would like to see the range of color variations that will actually be utilized in addition to the base color.

11. The Board discussed the upcoming annual meeting which is scheduled for May 8, 2018.

End of Board Notes

OTHER NEWS ITEMS

ANNUAL SHAREHOLDERS' MEETING

The 2018 Annual Meeting will take place on Tuesday, May 8th. **This year the meeting will begin at 6:30 PM rather than 8:00 PM as in years past.** Registration will commence at 5:00 PM as before.

Four 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: Bryce Bermingham, Bertine Lafayette, Peg Russell and Eric Koch. Please note that Mr. Koch filled out the remainder of the term held by Allen Sabot. Mr. Sabot sold his apartment in May 2017.

Other than the four incumbents no shareholder submitted a resume or letter of intent by the March 30th deadline. This means that there will be no need of balloting at the meeting. The four members will be elected to the Board by a symbolic vote cast by the Secretary to the Board. Registration of shares **will** be necessary to determine quorum. The corporation measures quorum to get a sense of the degree of shareholder interest in their investment. In addition, the Board has generously decided to discuss the corporation's business with attendees whether quorum is achieved or not.

Please note that this year Wavecrest Management Team will be conducting shareholder registration and quorum determination.

As a number of apartments have changed ownership in the last few years, the Quorum/Election Committee wishes to give a brief history for shareholders new to the Berkeley.

From 1984 until 2007 no annual meeting was successful in achieving a quorum. A quorum occurs when the minimum number shares required are registered. That minimum is fifty percent of the outstanding shares plus one share. Without a quorum an election cannot be held and the Board is not required to discuss any business with the shareholders. For each of those years, since elections could not be held, the open Board positions were filled when the remaining Board members appointed people to the positions rather than any candidates being directly elected by the shareholders.

In 2008, after great effort on the part of many committed shareholders, a quorum was achieved and an election occurred. At each annual meeting from 2008 to 2017 (with the exceptions of 2014 and 2016) quorums were achieved and elections held. The Board and its volunteers hope that all shareholders will either attend this year's meeting or submit a Proxy form if unable to attend so that we may make quorum.

In order to facilitate the achievement of a quorum, the Proxy form functions in two ways. Besides the standard form wherein one may appoint another attending shareholder to register shares and vote (if needed) in one's stead, there is an additional section wherein a shareholder may simply register their shares in advance of the meeting. **This action does not give 'power of attorney' to anyone else.** It merely pre-registers your shares with the intent of achieving a quorum.

The Proxy forms will be in the April mailing announcing the meeting. They will also be posted for downloading on the Berkeley website and available at the mailboxes. They are simple to fill out and can be given to a shareholder neighbor; any board member; the committee chair, Mr. Dineen or to Milton Rivera, Superintendent.

Even though Wavecrest is conducting registration this year, volunteers are still needed to help with this registration so as to speed the process. Past volunteers have said they found it a good way to meet their neighbors. If you wish to volunteer or should you have any questions about the meeting please contact Mr. Dineen at either of the following addresses:

Email: rysanecone@msn.com

Post: Terrence Dineen
77-12 35th Avenue
Apt. B42
Jackson Heights, NY 11372

ROACHES, VERMIN AND THE PROPER DISPOSAL OF GARBAGE

We are experiencing a very serious roach problem in the buildings. This is mainly due to the improper disposal of trash. Garbage thrown down the disposal chute must be in tied plastic bags. It has come to the attention of the maintenance staff that unsecured food is being dumped down the chutes. This provides a virtual 'buffet' for the insects.

Recyclables (open food tins, take-out cartons, etc.) must be washed to remove the scent of food that will attract these creatures. There are bins in the trash rooms for recycling. Better yet would be to bring recyclables to the containers in the basements.

Roaches are but the first wave. After them we may expect mice and rats. Please help your neighbors to avoid this situation.

GARDEN COMMITTEE MEETING

The next Garden Committee meeting is Sunday, April 8 at 4 PM in the 77th Street Community Room.

Spring is showing in our garden and soon the gardeners will be out, cleaning and planting. We will have a major job to do this year helping to rehabilitate the Children's Garden and the North Lawn after the ramp work is complete.

At the meeting we will establish some work dates for the coming months. **We welcome new members to the group and the next meeting would be a good time to join.**

If you cannot come to the meeting but want to join the Garden Committee or you are interested in helping in the garden as an occasional volunteer, please contact Katherine Howard (howfelice@gmail.com) or Kayhan Irani (kayhan@artivista.org)

PROPERTY TAX ABATEMENT

Around mid-March shareholders may have received a mass mailing letter from the NYC Department of Finance. The letter was dated February 22, 2018. The content urged shareholders to remind their management companies to renew their property tax abatements. **This refers to the corporation as a whole, not to individuals, and has already been taken care of by our management company, Wavecrest.**

We do remind shareholders that, if they have not already done so, they must register individually for their

own separate STAR exemptions. Information on this is available at the NY State Department of Taxation and Finance website: <https://www.tax.ny.gov/pit/property/star/>

SCHEDULED BOARD MEETINGS

The schedule of the next two Board meetings is as follows: April 24 and May 8 (**Annual Shareholder Meeting**) All of these dates are **Tuesdays** and the meetings begin at 6:30 PM. **Please note the change of the beginning time of the Annual Shareholder Meeting!** 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.

Contributors to this issue were Terrence Dineen, Anne Eckhardt and Katherine Howard. Anyone wishing to contribute an article/notice to the Berkeley Grapevine should contact the Berkeley Cooperative Newsletter at berkeleynewsletter@msn.com

BERKELEY — IMPORTANT CONTACT NUMBERS

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

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