

# Berkeley Grapevine

November, 2019

Volume 78

## **BOARD NOTES FROM THE MEETING HELD ON OCTOBER 22, 2019**

Ms. Eckhardt served as chair and called the meeting to order at 6:45 p.m.

1. The Board reviewed, and approved as written, the minutes of the September 24, 2019 meeting of the Board of Directors of Berkowners Inc.
2. The Board reviewed the Superintendents' report and discussed recent activities in the Coop.
3. Ms. Eckhardt advised the Board that she will be looking for a shareholder volunteer to serve as editor of the newsletter.
4. Management was asked to check with the Coop's architect regarding white patches on the building's facade.
5. The Board discussed the pending contract with Douglas Lister for architectural services. Mr. Koch agreed to contact Mr. Lister.
6. Mr. Rivera was asked to check the condition of the building's holiday decorations.
7. Mr. Yablonsky reported that Primo construction had received a deposit for the extension of the bluestone walkways. Material has been ordered, and the work should start shortly.
8. Ms. Eckhardt reported that 2 apartments (B-14 (35) and B-33 (77)) are scheduled to close this month. She also said that the admissions committee is reviewing a sales package on Apt. B- 17 (78).
9. Ms. Lafayette discussed the recent activity of the hospitality committee.
10. The Board discussed a mechanics lien, placed against the Coop, by a contractor working directly for a shareholder.
11. The Board discussed a proposal from Landmark, the Coop's landscaping contractor, to prepare a design plan for the garden "pit" and south end. It was decided that the Board would take responsibility for the pit and will corner off certain areas, have the lawn tilled, and reseeded. The holes in the lawn will be filled/leveled in the Spring.
12. Mr. Stuart reported that he has met with the parks department regarding the tree pits. The size of the tree pits will need to be expanded.
13. The Board previously scheduled its' next regular meeting for November 19, 2019, at 7:00 p.m.
14. There being no further business to come before the Board, Ms. Eckhardt accepted a motion to adjourn at 8:45 p.m.

End of Board Notes

## **OTHER NEWS ITEMS**

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### **THANK YOU!!**

We have a new editor and Chairperson for the Communications Committee!

But, first, I'd like to thank Terrence Dineen for his service to the community as the Communications Committee and Quorum Committee Chairperson for the last 11 years. Terry, you did a wonderful job, and I truly enjoyed working with you.

Fred Fishel has graciously volunteered to be the new Communications Committee Chairperson. He will be sending emails to the Google Group and Committee Chairpersons prior to a newsletter publication to get updates on current events and issues. Any shareholder can submit an article to be published in the newsletter. Send your article to:

[berkownersnewsletter@gmail.com](mailto:berkownersnewsletter@gmail.com).

FYI, we will be looking for a new Quorum Committee Chairperson in January. The responsibilities for this position entails all of the events concerning the Annual Board Meeting such as requesting shareholders to submit resumes to run for a board seat, preparing the annual meeting documents, coordinating the sign-in of shareholders at the annual meeting, determining whether there is a quorum, if there is an election tallying the votes with our accountant representative, etc.

Anne Eckhardt  
Board President

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### **BE SAFE**

Recently, we have had issues with intruders in our buildings. Please be careful. Do not let anyone in the building if you don't know them – If it's daylight and you are afraid to say something to the individual, don't enter the building; leave and enter through another entrance. At night, please make sure there is no one around you before you enter the building and have your keys ready, so you are not looking for them in the vestibule; and, make sure the door is closed behind you. No one should buzz someone in if you are not expecting someone.

The holidays will soon be upon us, which may increase the incidents of stolen packages. If something happens, please advise Carlos and notify the police.

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### **REAL ESTATE TAX ABATEMENT AND OFFSETTING SPECIAL ASSESSMENT**

For the past several years, the New York City Department of Finance has processed a series of tax abatements and exemptions for eligible shareholders of cooperative and condominium apartments in New York City. These abatements include the Co-op Tax Abatement and various personal exemptions (senior citizen, veterans, and STAR). However, as has been done in the past, the Board adopted a special assessment equal to the typical amount of the Co-op Tax Abatement given to Shareholders. Both the special assessment and, to the extent that you qualify, the tax abatements will be included on your December 2019 maintenance bill. In some cases, your abatement will exceed your assessment and will reduce your maintenance for the month of December. In this regard, please note that all apartments in the Cooperative, whether or not they received a co-op tax abatement, are subject to the special assessment, which is calculated on a per-share basis.

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## **CAPITAL IMPROVEMENTS COMMITTEE UPDATE**

### **1. Window Replacement / External Water Infiltration**

- The Board has selected Douglas J. Lister as its architect for this capital improvement project. The firm has significant experience in identifying and solving water infiltration issues, and in designing and overseeing cost-effective window replacement in large scale historic district residential buildings. The firm was one of five from whom proposals were solicited, one of four of who submitted proposals and underwent a first-round interview with the Windows Replacement Task Force and one of three who underwent a second and final round interview by the Board. The contract should be signed shortly.
- The project will begin with a complete survey of existing window configurations and conditions and with a survey of all units which have been experiencing water infiltration problems.

### **2. Garden Pathway Project**

- The project consists of replacing the concrete sidewalks in the northern section of the garden with flagstone pathways identical to and in the same widths of the pathways in the southern and center sections, the construction of a new pathway in front of the hill connecting the north-to-south pathways running along the 77<sup>th</sup> and 78<sup>th</sup> street building, the insertion of expansion joints in the existing pathways and repairing any damaged flagstone or mortar joints.
- The work, which had been planned for the Spring but was postponed to ensure that there was no unfinished construction and restoration at the time of the Garden Tour, is scheduled to being within the next 2 weeks and should be completed no later than by the end of November.
- The approximate location of the new and expanded pathways in the northern section of the garden has been staked out in anticipation of the commencement of the work.
- Please avoid using the north end of the garden while work is in progress.

### **3. Potential 78<sup>th</sup> Street Building Fitness Center**

- As explained at the Board meeting, this facility should it come to fruition would be the financial obligation of the users and not of the co-op.
- Over the summer and early fall, space which had been occupied by the original athletic facility was tested for and is now known to be asbestos-free.
- The next steps in moving forward with a feasibility student are a volunteer clean-up of the existing space, and the engagement of Allen + Kilcoyne Architects, specialists in the design of basement fitness centers and other basement amenity spaces in older buildings.
- The architects will professionally measure all of the rooms in the old athletic facility, produce alternative layouts for review by the Fitness Center Task Force, complete a preliminary code investigation, make a presentation to the Board and develop a preliminary project budget on which the Fitness Center Task Force and the Board can determine the feasibility of going forward.

### **4. Renovation and re-equipping of Laundry Rooms**

- A preferred renovation contractor and the equipment provider for the laundry room has been selected but has said that the Board must provide with plans for the work.

- Upon its engagement in connection with the proposed Fitness Center, Allen + Kilcoyne will be doing measured drawings of each of the 3 laundry rooms, the next step in moving ahead on this project.
5. With the exception of the Garden Pathway Project, where final approvals for the work were granted, the projects above are all in or will shortly be going into an initial stage of study regarding options, costs, and feasibility. Any decisions to move forward will be dependent upon the results of these initial stages of the study.

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### **THE BERKELEY SOCIAL CLUB**



Fall weather is here, and Garden socializing is not so hospitable, but here's an alternative — the BerkSocial Game Night. Last month they had a turnout of ten people. The next one is Friday, November 22nd, from 7:00 to 10:00 PM and is held in the Community Room of the 77th Street basement.

It's early this month because of Thanksgiving. As we get into the holiday season, there won't be a December Game Night; it will return in January. See their webpage for more information at:

<https://www.theberkeleycoop.com/berkeley-social-club>

Games Available: \* Bingo \* Cards \* Scrabble \* Spinner Dominoes \* Mexican Train Dominoes \* Uno \* Backgammon \* Sequence

The club is also planning an adult "Movie Night," but they need equipment. Thanks to generous donations, they have a 65" TV. They also have a blue ray player donated by Ed and Cindy Leahy, and Miguel Salinas donated a wall mount for the TV. They still need a sound system.

If you'd like to contribute or have questions about the club you can email them at:

[MyBerkSocial@gmail.com](mailto:MyBerkSocial@gmail.com)

Marina and Stacey

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### **NOVEMBER BABY & CHILDREN'S CIRCLE**

All Berkeley children are invited and must be accompanied by an adult

**BABY CIRCLE** (kids too young for Children's Circle) is Saturday, November 9th at 10:30 AM. Activities include Story Reading, Musical Instruments, Parent & Baby interactive play & song,

**THANKSGIVING CHILDREN'S CIRCLE** will be on Saturday, November 16th, at 11 AM. Join your friends for Story Reading (Bring your favorite book to share if you would like to), Singing and song play, musical instruments, and scarf play. This month's Thanksgiving theme features Thanksgiving craft and audience participation with a portrayal of the Thanksgiving tale "Stone Soup." Snacks will be available.

The Baby & Children's Circles are on the lower level of 77th Street in the Activity Room. The entrance is on the south end of the building, use the keypad to gain entry



The complete schedule for the year is on the Berkeley website using the following link:  
<https://www.theberkeleycoop.com/copy-of-activities>

Please contact Peg Russell at 347-813-4842 or [tpeg60@yahoo.com](mailto:tpeg60@yahoo.com) if you have questions.

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### **ANNUAL B-B-Q AND POT LUCK**

What a super Garden Party and Barbecue!!! So great to see the Berkeley Community coming together for an afternoon and evening of friendship, food, and fun. Thanks to every volunteer who supported this effort and made it successful. To the grilling team, Kevin and Christine; to the pre-party food preparers, Melinda, Katherine, Christina, Alfred, Hiroko, and Miyako; to everyone who helped set up, Victoria, Lila, Katherine, Aki, Alfred and Melinda, to everyone who brought such fantastic food and to anyone I inadvertently left off. AND - several people did not sign up in advance but showed up to help - so if I don't have on the list, please know that you are every bit appreciated.

Thank you, too, to all of you who took your afternoon to be part of this family gathering. We hope to do this again next year!

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### **HOSPITALITY COMMITTEE REPORT**

On Monday, October 5, the Hospitality Committee hosted three new families to our building. We had communication with some 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 community was established.

If you have moved in recently and not received an invitation to one of our events, please let us know. You are very welcome to come to the next get together and meet some of your neighbors. An exciting footnote: about two weeks after our event, one of our couples welcomed a baby boy into their family... We wish them much joy and happiness. If you wish to reach us, please contact the Hospitality Committee at [berkboard@gmail.com](mailto:berkboard@gmail.com)

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### **NEW GOOGLE GROUP**

The Berkowners Board has set up a Google listserv to communicate with shareholders. **The Board no longer posts to the old Google listserv.** Here are the rules of the new listserv:

Welcome to **THEBERKOWNERSCOOP** listserv. We want to ensure the best possible experience for all Listserv members. Therefore, we have established some basic guidelines for participation.

#### **1. General Purposes of the THEBERKOWNERSCOOP Listserv**

- This listserv is a formal channel for the Berkowners Inc. Board of Directors to communicate with shareholders and residents of our apartment complex to inform them of issues that are pertinent to their well-being, and it will be managed by the Communications Committee. The Board has an email address at [berkboard@gmail.com](mailto:berkboard@gmail.com); and, residents are welcome to

visit us in the Board Room at 6:30 PM on the date of our monthly meetings to discuss any issues that are important to them.

- This is also a great medium with which residents can benefit from the experience of their neighbors when it comes to finding a contractor, cleaning service, babysitter, etc.
- Members may also inform residents of upcoming special interest events in the Jackson Heights area.

## **2. General Guidelines for Postings**

- Postings to the listserv should address the readership at large rather than individuals specifically. If a discussion develops into an exchange between two parties, the conversation should move to private e-mail immediately.
- Treat the listserv as a professional setting: discussions should refrain from posting any defamatory, abusive, profane, threatening, offensive, or illegal materials.
- The Listserv is not a medium for marketing/advertising of services as well as expressing political views.

## **3. Listserv Etiquette**

- Include a signature tag on all messages, which means you need to include your name and email address.
- State concisely and clearly the topic of your comments in the subject line.
- Long message postings are inappropriate for this list. Because we lose verbal and gestural clues when communicating via e-mail, some special considerations apply to listservs:
  - Avoid using caps (IT FEELS LIKE SHOUTING AND IS ANNOYING).
  - Avoid emotional responses
  - It is particularly important to wait before ever replying to an e-mail that makes you angry or offended. If something gets you emotionally upset on the list, please do not reply immediately. And, if you do feel compelled to respond, direct your response to the person privately and not to the entire listserv of subscribers.
- Only send a message to the entire list when it contains information that everyone can benefit from.
- Send messages such as "thanks for the information" or "me, too" to individuals – not to the entire list.

## **4. Procedures for Removing Subscribers**

We are providing you with these listserv guidelines as a reminder of their purpose, which is to provide a communication tool for our community. We appreciate your adhering to these guidelines. Subscribers who do not agree to follow the guidelines may, of course, unsubscribe themselves. Subscribers who post to the list in ways that violate the guidelines will be given a formal warning from the Communications Committee advising them of their misuse of our listserv, and identifying the specific guideline(s), the subscriber has neglected to follow. If the subscriber persists in such misuse of the listserv following the formal warning, the subscriber will be removed from the listserv.



The Communication Committee reserves the right to terminate access to any user who does not abide by these guidelines.

Yours sincerely,

*Berkowners Inc.*

*Communications Committee*

### **5. Procedures for Joining THEBERKOWNERSCOOP listserv**

1. To apply for membership to the google group THEBERKOWNERSCOOP, you must have a google group username and password. Then
2. Go to [GOOGLEGROUPS.COM](http://GOOGLEGROUPS.COM)
3. Search in the “groups” search bar for THEBERKOWNERSCOOP and click on it. It will say you must sign in to view this group. Sign in.
4. When you see the group page, apply for membership. Include your name and address at The Berkeley in the textbox provided
5. The administrators will be accepting members on a daily basis.

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### **SCHEDULED BOARD MEETINGS**

The date of the next Board meeting is Tuesday, November 19. All the meetings begin at 7:00 PM. Between 6:30–7:00 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](mailto: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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*Contributors to this issue were Fred Fishel, Anne Eckhardt, Bertine Lafayette, Eric Koch, Marina Pomeroy, Peg Russell and Stacey Zaretsky. Anyone wishing to contribute an article or notice to the Berkeley Grapevine should contact the Berkeley Cooperative Newsletter at [berkeleynewsletter@msn.com](mailto:berkeleynewsletter@msn.com)*

### **BERKELEY — IMPORTANT CONTACT NUMBERS**

Carlos Rivera, Superintendent: **718-424-0040**  
Emergency: **646-403-2558**  
Superintendent email: [superberkeley@gmail.com](mailto:superberkeley@gmail.com)  
Board E-mail address: [berkboard@gmail.com](mailto:berkboard@gmail.com)  
Newsletter E-mail address:  
[berkownersnewsletter@gmail.com](mailto:berkownersnewsletter@gmail.com)  
Berkeley Google Group/Listserv:  
[Theberkownerscoop@googlegroups.com](mailto:Theberkownerscoop@googlegroups.com)  
Berkeley Website: [www.theberkeleycoop.com](http://www.theberkeleycoop.com)

**Management Company:**  
Wavecrest Management Team Ltd.  
87-14 116<sup>th</sup> 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](mailto:Berk052@twmt.net)  
Emergencies (Eves., Wknds. & Hols.): **718-692-7178**