

# The Grapevine Newsletter

I heard it through the Grapevine...

## Notes from the October 11, 2022, Meeting of the Board of Directors of Berkowners, Inc.

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Directors attending: Walter Chadwick, Cecilia Durbin, Liz Hollander, Ed Leahy, Zach Rosenblatt. Absent: Wanda Chin and Peggy Russell. Also attending: Carlos Rivera (Superintendent), and Joe Doren and Tom Budija of Metro Management.

1. Meeting called to order on Zoom by Walter Chadwick at 6:30 pm
2. Minutes were reviewed and adopted with a few minor corrections.
3. Superintendent's Report:
  - B23 77 St all appliances had been installed and Faucet
  - B56 78 St Doug Lister sent a letter of completion on waterproofing and to proceed with interior work
  - Plumbers repaired a leaky steam fitting on the B-side of the 3rd floor, 78 St and a cracked cast iron elbow in the meter room B-side Basement
  - Small dogwood tree on 77th Street needs to be pruned by Lanmarc Landscaping
  - 78th Street Breaching smoke pipe needs approval to proceed with work.
  - Apartments under renovation:
    - NY Contracting working apartment A18 35th Ave.
    - Sunrise Renovation working apartment B51 78th St
    - New York Restoration & Renovation Corp B38 77th St

Mr. Rivera left the meeting.

4. Tom Budija, financial analyst for Metro Management and Development, discussed the services Metro will be offering. There will be a presentation on options for secure investing of the co-op's reserve funds at the next board meeting. Mr. Budija left the meeting after his presentation.
5. The waterproofing project was discussed, and it should be completed by the end of the year.
6. The board discussed the spurious maintenance bills from Wavecrest and agreed that they were not valid and should be ignored.
7. Mr. Chadwick gave an update on the sales of the Treasury owned units. B61 is in contract and an application has gone to Metro. A41 is being shown to the people that lost out on B61. B23 is

about to go on the market.

8. Mr. Chadwick reported on collection efforts for shareholders seriously in arrears.

9. Ms. Durbin reported on the renovation of the Board/Children's room. She and Mr. Chadwick met with architect Julie Nyman and discussed what would be needed in each room. Ms. Nyman will take measurements and provide some suggestions for the next Board meeting.

10. The Board discussed the status of the Community room. It was voted to reopen the room for use. Mr. Chadwick will discuss painting and making minor repairs with Carlos.

11. Liz discussed the recent garden Committee meeting. The Committee asked to know about Lanmarc's services and would like to present ideas at a future meeting for the area where grass is difficult to maintain.

12. Cecilia discussed the Communications Committee and the ongoing updating of the Coop's documents and the website to change all mention of Wavecrest to Metro.

13. There was a discussion of forming a Capital Improvements Committee. It was decided that we should hold off on the formation of this committee for the time being.

14. The board voted to approve rolling over the Hab Bank CD of \$281,000 for 6 months.

15. The Meeting was adjourned at 8:45pm

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## *Berkeley Artist Profile*

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Our neighbor **Ronni Saintilus** is only 12 years old, but she already has a career most only dream about: Broadway star. Appearing professionally as Ronni Colette, she debuted this past spring as Young Anna-Mae in the musical Tina at Broadway's Lunt-Fontanne Theatre. The production highlights the struggles and triumphs of Tina Turner, born Anna Mae Bullock. Ronni was a featured, spot lit performer in scenes depicting Tina Turner's early life and in ensemble scenes with part or all of the show's cast.

Ronni, who lives with her parents Ron and Keesha in the 77th Street building, was able to keep up a busy rehearsal and performance schedule for Tina while completing sixth grade at the Hewitt School in Manhattan. "It was a fantastic experience," she says, "because I got to work with and learn from really talented people of all ages." Her colleagues made each performance new and fresh and were generous when bringing in a newcomer. And – as important – "the music was amazing!"

Ronni has lived at the Berkeley her whole life. As a youngster, she enjoyed many events with Miss Peggy and the Children's Circle. Her role in Tina may have been the first time Ronni has combined singing, dancing, and acting skills in a Broadway performance, but her multiple

artistic talents were recognized early on. She started dance classes as a three-year-old, and – at her first-grade teacher’s suggestion – began studying with a vocal coach when she was six. Her inspirations include Chaka Khan, Dolly Parton, and Aretha Franklin, she says, because these phenomenal singers charted their own course in the music world and overcame obstacles to be amazing both as performers and as people.

When she is not in school, Ronni enjoys baking, spending time with her parents and her friends from school and summer camp, and binge-watching Survivor, among other things. “I love dogs of all sizes, Girl Scout cookies, Thai and Japanese food, and going shopping with my mom and my friends,” she says. Ronni also loves to sing. While she is open to taking on more roles in the theater, Ronni plans to go to college and study the arts from all different perspectives.

*Have a neighbor who’s involved in the arts who might like to be profiled for the Grapevine? Please shoot Judy Whiting a line at [jbbwhiting@gmail.com](mailto:jbbwhiting@gmail.com). Thank you!*

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## CHILDREN’S CIRCLE

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**November Children's Circle - November 26th** - 11 AM - 77th Street Community Room  
(entrance on South end will be open)

Stories, songs and song play, musical instruments, Fall craft, and treats.

Bring your favorite book to share

All Berkeley families are invited.

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## COMMUNITY ROOM IS OPEN!!

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Thank you to Carlos and the Berkeley Staff for repainting the Community Room in the basement of the B side of 77th St.

The Community Room is now officially reopened and ready for events including social events organized for Berkeley residents or rentals.

NOTE: Events in the community room are limited to a maximum of 74 people.

Please find the form to reserve the community room for a private rental on our website, [www.theberkeleycoop.com](http://www.theberkeleycoop.com), under the Documents>Rental tab, or by [following this link](#).

## BEST PRACTICES FOR LIVING IN A STEAM HEAT BUILDING

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As we are now in heating season, a reminder of a couple of tips on living in a building with team heat ([lifted quite liberally from a property manager's website](#)):

1. **One large system creates steam for the entire building** which comes to your individual unit through the radiators around your apartment.
2. Each radiator has a valve on the bottom that you can “Open” and “Close” by turning it all the way left or right – respectively.
3. **Only set your valves all the way “Open” or all the way “Closed”**. Do not attempt to “control the heat” by leaving the valve partially open or closed. A partial open or closed valve, may cause a very loud knocking sound which results from air getting trapped in the pipes. This is very bad for the system as a whole and could result in rendering the entire system inoperable.
4. **Do not attempt to close your valves while the radiator is hot**. Wait for them to cool completely, and then close them down tight if you do not want them on. Ideally, make these adjustments during the summer months so the system is off entirely when you set your radiators to “Open” or “Closed.”
5. The steam that provides the heat is generated in the basement of the building. Therefore, units towards the ground floors will receive heat first and the units on the top floors will receive heat last.
6. The temperature of the building is monitored by sensors placed throughout the buildings. Each building’s heat turns on or off based on an average heat over all the sensors in the entire building.
7. Remember that heat rises. Apartments on the 6th floor are often quite warm, while apartments on the first floor are still warming up. Adjusting how many radiators in your apartment you keep open or closed (when the system is off) can help you keep your apartment comfortable for you.
8. If you feel there’s something about your radiators that is not working right or it’s too cold in your apartment, **don’t hesitate to contact Carlos and the staff**. They are happy to make sure everything is working its best to keep your comfortable. This is better for you and keeps our heating system healthy, working and quiet for everyone.

You may find the following links interesting if you want to learn more about Steam Heat:

- [Street Easy's Explainer on Steam Heat](#) that also talks about the sounds you SHOULD NOT hear from your radiator, why and what to do if you do

- [Your Old Radiator is a Pandemic Fighting Weapon](#) published in Bloomberg News Aug 5, 2020



Effective October 2017

# COLD WEATHER HEAT REQUIREMENTS

October 1st-May 31st

## DAY

6 a.m. - 10 p.m.

At least **68°F** inside



Below **55°F** outside



## NIGHT

10 p.m. - 6 a.m.

At least **62°F** inside



No outside temperature  
requirement



Tenants without heat should file a complaint through the  
**NYC311 Mobile App**, calling **311 (TTY 212-504-4115)**,  
or online at **nyc.gov/311**

For more information, visit **nyc.gov/hpd**

## SCHEDULED BOARD MEETINGS

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Remaining board meeting for 2022 is scheduled for **December 13th**. Board Meetings in 2023 are scheduled for **January 10 and February 14**. 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 Judy Whiting. If you'd like to contribute content to the Berkeley Grapevine,

please email [bconwayb34@gmail.com](mailto:bconwayb34@gmail.com).

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