

The Grapevine Newsletter

I heard it through the Grapevine...

Notes from the June 14, 2022, Meeting of the Board of Directors of Berkowners, Inc.

Directors present; Walter Chadwick, Peggy Russell, Zach Rosenblatt, Wanda Chin, Cecilia Durbin, Elizabeth Hollander, Doug Lister. Also present were Alban Veliu and Roger Stuart of Wavecrest Management Team, Ltd., the Cooperatives' managing agent, and Carlos Rivera, the Cooperative's superintendent.

Mr. Chadwick served as chair and called the meeting to order at 6:30 PM.

Doug Lister report: Mr. Lister reported that Landmark may need more details before approving window installation.

Masonry project: Mr. Lister reported that the contractor was on-site last Friday and will be back next week to repair walls

· MASONRY PROJECT

- Contractor measured and will come back next month.
- 1 week left for work by Sally Hui
- B66 and B56 water damage
- Masonry work in the near future

Question for Mr. Lister: How not to void the window warranty?

- Plan ahead (questions raised by Ms. Durbin)
- Discussed training staff
- Detailed liability.
- 77St A41 Mockup on window display
- SUGGESTED: outside contractor to do the work (install/remove AC units)
- Tenant pays \$175 for AC install
- Discussed full window screen vs hatch
- Landmark estimates another 2 weeks for a decision
- Lead time for windows 4-6 weeks.

Mr. Lister finished 7:00PM

Board adopted the minutes of April 12th and May 11th. Mr Jay Yablonsky and Randi Feldman appointed as Asst. Sec. for approving

Mr. Yusaf Ramez of E4P:

- Going with washers and electric dryers
- Lower louvers to prevent snow build up
- Must file with Landmarks and DOB
- Ramez to work with vendor
- Landmark estimates 4 weeks for review
- Once approved machines will be removed
- ACP 5 is needed for asbestos testing
- Washer and dryer room planning
- Painting and cosmetics
- Next week meeting with Ramez team and Bearkly (between two parties)
- Board approves plans for submitting to landmark committee
- Asbestos removal based on scope of work.

Mr. Ramez left the meeting at 7:23PM

Mr. Rivera's report:

- XRF lead test
- Lead test and mold remediation has been scheduled for 6/17/2022
- Smoke alarm testing and labeling with dates when they were tested
- 35th Ave double hung windows
- Metal brass: polish vestibules 77ST
- All doors painted (vestibules)
- B61 77st New appliances
- B23 Medicine Cabinet installed
- B68 78St – discussed the price for new bathroom and subbase floor (\$2,850)
- A23 77th St Cabinets
- B23 measurements taken.
- Mr. Rivera will check the leak in Apt. B41(78).

Mr. Chadwick's report:

- B23 77th St Kitchen not savable, cost will be \$10k for finished product
- Children room set for next meeting
- The board will meet on the second Tuesday of each month

Ms. Chin's report:

- In early June 2022, the Board approved, via e-mail, the close-out of a \$225,000.00 CD at TD Bank, and the addition of those funds to a maturing CD at HAB Bank, which was renewed for three months, resulting in a CD amount of \$1,254,000.

New Business:

78th St Metal Canopy needs repair

Ms. Hollander recommended giving priority to the intercom (with camera)

The board voted to spend the beautification fund on improvements to the front of the buildings, (Mr. Rosenblatt moved, Ms. Durbin seconded).

Meeting adjourned at 8:20 pm.

Notes from the July 12, 2022, Meeting of the Board of Directors of Berkowners, Inc.

Directors present; Walter Chadwick, Peggy Russell, Zach Rosenblatt, Ed Leahy, Elizabeth Hollander, Cecilia Durbin & Wanda Chin. Also present were Jay Yablonsky and Alban Velu of Wavecrest Management Team, Ltd., the Cooperatives' managing agent, and Carlos Rivera, the Cooperative's superintendent.

Mr. Chadwick served as chair and called the meeting to order at 6:35 PM.

1. The Board reviewed the minutes of the June 14, 2022 meeting of the Board of Directors of Berkowners, Inc. The Board requested several stylistic modifications to the minutes. After a general discussion, the Board approved the minutes, as amended.
2. The Board discussed the procedure of distributing the minutes. Mr. Yablonsky stated that an early draft of the minutes is sent to Mr. Chadwick and Mr. Leahy. Thereafter, the draft minutes are presented at the next Board meeting, for review and adoption, by the full Board.
3. Mr. Rivera reported on several items of building operations, including:
 - The façade work at the B side 6-line apartments of 78th Street, including the installation of a leader and gutter system, have been completed. The sidewalk bridging still needs to be removed, and interior apartment repairs need to be scheduled.
 - We are waiting for test results on the apartments that underwent XRF lead testing.
 - 2 staff members are currently on vacation.
 - The repairs to the shower base, and joists have been completed in Apt. A68 (78).
 - The kitchen cabinets, in Apt. B23 (77), which is owned by the Coop, are being re-done, and the electric work has been completed. Mr. Chadwick will order the appliances, once the cabinetry and countertops are completed.
 - The entrance door to 77th Street is scheduled to be re-painted, and the entry area cleaned-up.
 - The buildings' oil tanks have been inspected by the FDNY. The tanks passed the inspection.
 - The Board reviewed proposals for replacing leaking underground condensate return lines in 78th Street and 35th Ave. and overhauling all 3 boilers. After a

general discussion, the Board approved having Passego Plumbing repair the condensate lines and having AC Mechanical overhaul the boilers.

- New York Contracting has 20 more apartments in which to do interior waterproofing repairs. Wavecrest was asked to provide the Board with a summary of expenditures to New York Contracting.

At 7:10 p.m. Mr. Rivera left the meeting.

4. Mr. Chadwick reported on the status of the Board owned apartments, which will be sold as part of the window financing plan. Work in Apt. B-23 (77) is ongoing. An offer has been received on Apt. B61 (77) but the apartment will continue to be shown. Mr. Chadwick stated that the current market for 1-bedroom apartments in Jackson Heights is challenging. This may influence when we market the apartments.
5. Mr. Chadwick has been advised by the Coop's architect that updated information has been sent to Landmarks, as part of their review of the window replacement project.
6. A meeting has been scheduled with E4P, for July 28, 2022, to review the status of the laundry room designs.
7. Mr. Yablonsky reported that we currently have \$193,283.81 in the operating account. Ms. Chin reported that we have \$4,364,672.52 in the various reserve accounts. Ms. Chin is working with Wavecrest to ensure that the general ledger is accurately reflecting the account balances.
8. Mr. Chadwick is working with the Coop's attorneys regarding Shareholders who are in arrears.
9. Ms. Durbin reported that Mr. Opegard will be stepping down from the communications committee. She is in the process of recruiting other interested Shareholders to serve on the committee.
10. Ms. Russell and Ms. Durbin presented a proposal to partition the Board room, which had been damaged by a flood, to create a Board room and a separate children's room, which would be available to children under twelve supervised by an adult. It was noted that there were insurance funds available, from the flood loss, to pay for the capital work. They also noted that any increased operating costs could be paid for from Shareholder donations. The Board noted that a children's room will generally enhance value in the Coop. After a general discussion, the Board agreed to check with an architect regarding any Department of Building regulations that might impact on the creation of a children's room. The Board also agreed to determine if this would have any effect on the Coop's insurance.
11. In light of the new covid-19 variant, and increases in transmissibility, the Board discussed whether to re-impose mask mandates, or other restrictions. After a general discussion, the Board agreed that we should follow CDC and NYC guidelines. Mr. Leahy agreed to draft a notice to the Shareholders.
12. The Board previously scheduled its next meeting for August 9, 2022, at 6:30 p.m., via video conferencing.

Mr. Chadwick accepted a motion to adjourn, at 8:25 p.m

Message from the President

Greetings to the Berkeley community. I hope you all are enjoying summer here in the Heights or maybe you are off on a summer holiday. Either way, business continues in our home.

For those of you that are not members of our listserv, TheBerkownerscoop@googlegroups.com, you may have missed updates on our window project. I encourage any shareholder who is not a member to join. It is the fastest way the Board may inform you of important news. Please be sure not to confuse our official listserv with any other Berkeley googlegroup.

We had hoped to begin replacing all the Berkeley windows in June. Unfortunately, we had a setback. NYC Landmarks informed us that they couldn't approve replacing the windows in the 77th and 78th buildings with new double hung windows at the staff level as those buildings originally had casement windows. Our architect Douglas Lister was told we must go before the Queens Community Board ,3 and they must approve our continuing to use double hung windows. Then we may go back to Landmarks. Doug has been in contact with Giovanna Reid, the QCB3 District Manager. So the ball is rolling toward the next step.

In the meantime, we are applying to Landmarks to approve 35th Avenue and the rears of 77th and 78th, which do not have to be approved at a higher level since they cannot be seen from the street.

We will continue to keep you posted.

There are some changes in our Communications Committee. Board member Cecilia Durbin continues on as the committee chair. Rob Opegard has stepped down as a committee member.

Shareholder Belinda Conway has agreed to work on our Newsletter, the Grapevine.

And Shareholder Matt Lee will be in charge of keeping our website up to date.

We thank Belinda and Matt for stepping up.

The Board voted to begin using the beautification fund for the entrances to our 3 buildings. We have begun receiving estimates for repair of the woodwork around the front doors on 77th street, the columns on 35th avenue and the damage to the marquee on 78th street.

The Board voted to bring back the Garden Party, and the information is in this issue. Hope to see you there!

Sincerely, Walter

Board Announcements & Reminders

Garden Party

SAVE THE DATE

So exciting to announce that the Berkeley Garden Party and PotLuck returns this year on Sunday, October 2 at 4:00pm with a rain date of October 9 - an opportunity to spend time with the Berkeley family, to connect with old friends and to meet new ones.

The Berkeley will provide hamburgers, hot dogs and veggie burgers for grilling, condiments, and wine, beer and nonalcoholic drinks. Residents who want to add something to the menu can bring salads, sides and desserts.

We cannot make this happen without volunteers to help with:

- Pre-party prep (making hamburger patties, slicing tomatoes, slicing cheese)
- Party set-up (2:30 pm on Sunday)
- Bringing a dish to share
- Grilling

In the past, Tom and I have done the Costco run on Saturday for food supplies, paper products and drinks. Unfortunately, Tom cannot help this year, and it takes two just to fill the baskets. I have the car but need someone to go with me to buy and load the stuff. We go early on Saturday so we can have staff help unload and take everything to the basement.

To volunteer, contact Peggy at 347-813-4842 or tpeg60@yahoo.com. It takes a village - or, in this case, a co-op.

Scheduled Board Meetings

Remaining board meetings for 2022 are scheduled for **September 13, October 11, November 8, and December 13**. 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, Ed Leahy, and Peggy Russell. If you'd like to contribute content to the Berkeley Grapevine, please email TheBerkeleyGrapevine@gmail.com.

BERKELEY — IMPORTANT CONTACT NUMBERS

Carlos Rivera, Superintendent

Ph: (718) 424-0040

Emergency Ph: (646) 403-2558

Email: superberkeley@gmail.com

Milton Zavala, Assistant Superintendent

Ph: (718) 424-0040

Emergency Ph: (646) 403-5093

Email: superberkeley@gmail.com

Board Email address:

berkboard@gmail.com

Newsletter Email address:

theberkeleygrapevine@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 Ph: (718) 463-1200

Fax: (718) 850-2798

Jay Yablonsky, Senior Property Manager

Ph: (718) 412-3749 / email: jyablonsky@twmt.net

Yolanda Cuadrado, Administrative Assistant

Ph: (718) 412-3755 / email: ycuadrado@twmt.net

General Email Inquiries: Berk052@twmt.net

Emergencies (Evenings, Weekends, Holidays),

Ph: (718) 692-7178