

I heard it through the

Berkeley Grapevine

April 2021

Volume 94

BOARD NOTES FROM THE MEETING HELD ON MARCH 16, 2021

Ms. Eckhardt served as chair and called the meeting to order at 6:30 PM.

1. The Board reviewed and approved as written the minutes of the February 22, 2021 Board meeting.
2. Accurate intercom has submitted several proposals for new audio-only intercom systems and audio/visual intercom systems for the Board's review. Accurate explained the different systems, including utilizing the existing wiring, and installing new units in each apartment, or installing a telephonic system that is accessible through an app that is installed on your smartphone. The Board discussed the type of system they would prefer. They also discussed the finishes of the panels to be located in the lobby vestibules.
3. Mr. Rivera reported that Primo construction is scheduled to be on site this weekend to complete the interior garden work. Ms. Eckhardt agreed to send a notice to shareholders advising them of the work.
4. The Board discussed the ongoing use of the garden, while Covid-19 is still a consideration. After a general discussion, the Board agreed i) to allow gatherings of not more than five people, ii) not to allow eating in the garden, and iii) to allow a modified Easter egg hunt, which Ms. Russell will coordinate. The Board also reaffirmed that masks must be worn in the garden and any other common areas of the Cooperative.
5. Mr. Rivera reported that several staff members have been able to obtain Covid-19 vaccinations.
6. The Board agreed to have staff continue upgrading the bicycle rooms.
7. The Board deferred discussion of the rules and regulations for the use of the bicycle rooms until the April Board meeting. They noted, however, reports of several bikes being stolen from 78th Street.
8. Mr. Lister is arranging to have sample windows installed in a vacant apartment. Different bidders will install sample windows in each of the three rooms. One window in each room will be designed to accept an air conditioner unit.
9. Mr. Rivera reported that he is obtaining proposals for concrete repairs on 78th Street, where the tree roots have damaged the sidewalk and curbs.
10. Mr. Rivera reported that interior waterproofing work is continuing.
11. The Board reviewed and approved the 2020 Certified Financial statements.
12. The Board has contracted with Election America to run the 2021 Annual Shareholder meeting, which will be held via video conferencing on May 11, 2021. The deadline for submitting candidacy is 5:00 PM on March 31, 2021; and, a candidate's forum will be held on April 27, 2021. So far several Shareholders, including five current Board members have expressed their intention to stand for election. Ms. Eckhardt agreed to send out another reminder on the Google listserv.
13. The Board discussed possible uses for the Beautification funds but agreed to defer the discussion until the April Board meeting.
14. The Board previously scheduled its' next regular meeting for April 20, 2021, at 6:00 PM.

There being no further business to come before the Board, Ms. Eckhardt accepted a motion to adjourn at 8:45 PM.

End of Board Notes

OTHER NEWS ITEMS

INTERIOR LEAKS

We have been inspecting apartments at The Berkeley since late 2019 for interior damage from exterior leaks. Most of the plaster and paint damage we have seen was caused by leaks from rain. However, we have also found other sources causing damage in some apartments. Residents can help eliminate this damage by looking out for the following:

Interior moisture condensation – Moisture will condense on the inside surfaces of exterior walls in cold weather. The condensing moisture can cause significant plaster and paint damage. We have seen damage at apartments from the following sources at The Berkeley:

Radiator steam leaks. It's normal for radiators to make a hissing sound for a few minutes when steam comes up from the boiler, but if it lasts for more than 10 minutes at a time, please contact the Superintendent. The hissing may be a signal that steam is escaping from the radiator.

Plants. If residents have several plants or a very large plant in their apartment, they can increase the humidity enough to create condensation damage. If you have plants, please open a window for at least a few minutes every day to reduce your apartment's humidity.

Showering and cooking. Taking a shower and cooking can also create a lot of moisture in a room. Residents should open a window when taking a shower or cooking for more than ten minutes.

Windows. If you see condensation on a window, moisture is probably also starting to condense on the inside surfaces of exterior walls. Please open a window to reduce the humidity in the room.

Window air conditioners. A few window air conditioners are dripping water constantly on the exterior of the building. If they are correctly installed (level or slightly pitched as directed by the manufacturer) and still drip, the air conditioner requires repair or replacement. If the air conditioner is more than eight years old, I recommend replacement over trying to repair the unit. We will contact you if your air conditioner is causing damage.

Regards,
Douglas Lister, Architect

ANNUAL SHAREHOLDERS' MEETING

The 2021 Annual Meeting will take place on Tuesday, May 11th. As previously noted in the March newsletter, all seven (7) board seats are up for election. The four individuals with the highest number of votes will receive a two-year term on the Board; the three individuals with the lowest number of votes will receive a one-year term.

The following shareholders are running for a Board seat

Walter Chadwick*

Wanda Chin*

Gerard Cordano

Kevin Doyle

Edward J. Leahy*

Julie Nguyen

Lakeesha Powell

Pia Prevost*

Zach Rosenblatt

Peggy Russell*

Roy Sirengo

(Denotes Incumbents *)

The 2021 “Meet the Candidates’ Forum,” and Annual Shareholders’ Meeting will be held virtually by Zoom video and telephone conferencing. We have engaged YesElections to host the virtual meetings. YesElections offers four ways to vote: By mail, by dropbox, by internet, and by telephone. YesElections will mail the “Notice of Meeting,” the “Agenda,” “Candidate Resumes,” “Proxy,” along with instructions on or about April 9th. The instructions for joining the virtual “Meet the Candidates Forum” and “Annual Shareholders’ Meeting” Zoom video and telephone conferences are as follows (these instructions are uploaded on our website with candidate resumes):

The Candidate’s Night will be held on Tuesday, April 27, 2021 at 6:30 pm as a “virtual meeting” only. The means by which shareholders and proxy holders may participate in the meeting are as follows.

To join by telephone:

1. Dial: 1 929 436 2866
2. Enter the Webinar ID: 916 1753 0952
3. Enter the Passcode: 033515

To join by Zoom:

1. Using the internet, visit:
BO.YesAnnualMeeting.com
2. Provide your Name and Email

The 2021 Annual Shareholders Meeting will be held on Tuesday, May 11, 2021 at 6:30 PM as a “virtual meeting” only. The means by which shareholders and proxy holders may participate in the meeting are as follows.

To join by telephone:

1. Dial: 1 929 436 2866
2. Enter the Webinar ID: 918 5766 1269
3. Enter the Passcode: 093385

To join by Zoom:

1. Using the internet, visit:
BO.YesAnnualMeeting.com
2. Provide your Name and Email

Don’t forget to mark your calendar for these events. The Board looks forward to seeing you all at the meetings.

HOUSE RULES REVISIONS

The House Rules have been revised as follows (copy in red highlights the revisions).

Renovations, Repairs, Maintenance, and Deliveries

- 12.** All renovations may be made only after the Shareholder has submitted to the Board of Directors a completed Renovation Application and only after said Application had been approved by the Board. **Depending on the scope of the renovation, either a Short Form Alteration Agreement or Long Form Alteration Form must be completed. See forms uploaded on our website to determine which form is required for your renovation.**

Only after approval of the Board of Directors may contractors hired for repair and maintenance and/or renovation be permitted access to the buildings. Approval shall not be unreasonably

withheld or delayed. **The Management Agent and/or Property Superintendent must be permitted access to the apartment to ensure renovations comply with the approved renovation package.** Failure to allow access will result in the Board possibly stopping the work.

13. All deliveries of furniture, appliances, etc. MUST be conducted during the hours of 9:00 AM to 5:00 PM, Mondays through Fridays ONLY (except holidays). Your vendor MUST submit a certificate of insurance (COI) to the superintendent prior to the delivery date. A sample COI is uploaded on our website.

MONTHLY VIRTUAL TOWN HALL

The April Virtual Town Hall, open to all shareholders, will be held at 7 PM Thursday, April 29th, and hosted by the organizer, Roy Sirengo. The town hall is a forum where you can ask questions, share information and meet & greet your neighbors. You may post questions for the April meeting on the Google Group. The Board may be contacted for answers to pertinent questions.

You don't need a computer to attend. Just use your phone. The dial-in numbers are listed in the meeting invitation. When you dial-in, you'll be prompted to enter the Meeting ID number. This appears above the list of phone numbers. If you are out of town (yes attendees have called from out-of-town) there are phone numbers for Washington, Chicago, Houston, San Jose & Tacoma.

For those that have a PC, the meeting uses the Zoom conferencing software. Login details and an agenda will be posted on the Google Groups a few days before the April 29th meeting. This will be the eighth monthly Town Hall; they are held on the last Thursday of the month except for Nov. & Dec. due to the holidays..

CLOTHING AND E-WASTE RECYCLING AVAILABLE

Planning to do some Spring cleaning soon? Don't forget that each building has clothing and e-waste recycling areas. These are located nearby the basement Laundry Rooms, the only exception is the 78th Street Building where the E-waste area is near the north exit door, that's the one closest to 35th Avenue. If the bins look full call or email Carlos, he handles pickup scheduling and can answer questions about what can and cannot be recycled.

THE GARDEN COMMITTEE

Spring is here at last and with it you will see an increase in gardening activities. Twenty Berkeley residents, making up the Garden Committee, care for individual garden plots/alcoves. Because we are quite visible in the garden, we get comments and questions about what we do. And, as we have many new people in our community, it seems a good time to clarify our role.

Essentially, the Garden Committee gardens and the following are decided by the Berkeley Board:

- Overall garden policy, garden rules and regulations, including Covid precautions.
- Activities and events, whether it is Easter egg hunts, the annual BBQ or garden rentals.
- When the furniture is brought out/removed.
- Lawn maintenance.

The Garden Committee has a Board Liaison who attends Garden Committee meetings and reports to the Board about our gardening plans and needs. We receive some financial support from the Board including a small petty cash fund, large purchases of soil and mulch, and tree pruning.

Gardeners pay for the plants in their individual plots and share plants with each other. Plantings for general garden areas are paid for through a combination of Board funds and donations. The Board has hired a professional landscaper to maintain the central lawn and the plantings in front of our buildings. Pre-COVID, The Garden Committee met once a month, generally from March through November, to discuss gardening issues and plans. Hopefully, those meetings will reconvene soon.

An important event for the Garden Committee is The Garden Tour. This is a yearly fundraising event, held in June, and sponsored by and for The Jackson Heights Beautification Group, during which our neighborhood gardens are open to the public. This year, because of Covid, participating co-ops have tentatively scheduled the tour for September, to be confirmed in May.

Happy Spring. If you see us in the garden, say hello. 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)

SCHEDULED BOARD MEETINGS

The next Board meetings are: 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, Katherine Howard, Phil Washburne, Roy Sirengo. 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: 718-424-0040
Emergency: 646-403-2558
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