

# **Berkeley Grapevine**

*October 2018*

*Volume 69*

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## **BOARD NOTES FROM THE MEETING HELD ON SEPTEMBER 25, 2018**

1. The Board reviewed, and approved as written, the minutes of the July 26, 2018 meeting of the Board of Directors of Berkowners Inc.
2. The Board reviewed a list of apartments experiencing water infiltration. The majority of the leaks appear to be window related. Mr. Caminitti will be asked to inspect the non-window related leaks.
3. The Board agreed to establish a Window Committee. Their first task will be to choose an architect / engineer for the project. The committee will consist of Eric Koch, Bertine Lafayette, and Melissa Soltis.
4. Ms. Eckhardt reported that the new mortgage with Principle has closed. \$4,000,000.00 of the proceeds will be transferred into the various reserve funds maintained by the Cooperative.
5. Mr. Yablonsky reported that the October Real Estate tax payment is scheduled to be made tomorrow.
6. Mr. Leahy reported on the Coop's overall cash position.
7. The Board reviewed the Cooperative's House Rules. Areas discussed included sections on "Garbage & Trash", "Garden", and "Pets".
8. The Board agreed that the current pet policy, which contains weight restrictions, should be revised. They further agreed that there should be restrictions on noise and aggressive behavior. If there is an issue with a dog, the owner would be required to enroll the dog, within 30 days, in an accredited training program, and present the Board, upon completion, with a certification of successful completion of the program.
9. After further discussion, the Board agreed to form a Rules Committee to review and make recommendations to the Board on House Rules. Mr. Bermingham and Mr. Leahy agreed to serve as the committee and to provide the Board with recommendations at the next meeting.
10. The Board reviewed proposals for a new laundry vendor. After a general discussion, Mr. Stuart agreed to contact Sky laundry to clarify their proposal.
11. The Board reviewed proposals to have shredding bins located in each of the buildings. After a general discussion, the Board authorized proceeding with the proposal from American Security Shredding.
12. Ms. Prevost reported that she is working on the design for the refurbishment of Apt. A53 (35), which is owned by the Cooperative.
13. The Board reviewed a schedule of 2017 / 2018 tax abatements and an offsetting special assessment. The Board agreed to incorporate these charges and credits on the November maintenance bills.
14. The Board reviewed a proposal from Green Lake Construction for additional bluestone pavers. Mr. Stuart agreed to obtain additional information on expansion joints.

End of Board Notes

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## **OTHER NEWS ITEMS**

### **VANDALISM**

The 77<sup>th</sup> Street sixth-floor compactor room was damaged. Anyone with information regarding this damage should contact Milton.



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### **ANNUAL BERKELEY GARDEN BBQ**

The Annual Berkeley Garden BBQ and Potluck was held on Sunday, September 16 in the garden. It was a great success and Mother Nature gave us a gorgeous day. Thanks to Tom and Peggy Russell for organizing the BBQ and to all those who contributed by:

- ❖ Pre-party Prep (making hamburger patties, slicing tomatoes and cheese)
- ❖ Setting/cleaning up the south end of the garden
- ❖ Bringing a dish - appetizer, salad, vegetable side, dessert or your specialty. The food was fantastic!!
- ❖ And, especially, taking a turn at the grill during the party.

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### **CHILDREN'S CIRCLE**

The Children's Circle schedule for the remainder of 2018 is:

Saturday, October 21<sup>st</sup>

Saturday, November 18<sup>th</sup>

Saturday, December 16<sup>th</sup>

Join other Berkeley youngsters for Children's Circle at 11 am in the 77th Street meeting room for reading circle, musical instruments, puppets, arts and crafts, snacks and fun. All children must be accompanied by an adult. Look for notices on bulletin boards near mailboxes and in laundry rooms. Please contact Peg Russell at 347-813-4842 if you have questions.

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## **GARDEN FURNITURE**

The garden furniture will be put in storage after the Thanksgiving weekend (November 26<sup>th</sup>). However, if the weather becomes very cold/snowy prior to that date, the furniture will be put away earlier.

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## **SCHEDULED BOARD MEETINGS**

The next Board meeting is scheduled for Tuesday, October 30<sup>th</sup>. All the meetings begin at 6:30 PM. 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](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.

<i>Contributors to this issue were Terrence Dineen, Anne Eckhardt, and Peg Russell. Anyone wishing to contribute an article or notice to the Berkeley Grapevine should contact the Berkeley Cooperative Newsletter at <a href="mailto:berkeleynewsletter@msn.com">berkeleynewsletter@msn.com</a></i>
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<b><u>BERKELEY — IMPORTANT CONTACT NUMBERS</u></b>	
<p>Milton Rivera, Superintendent: <b>718-424-0040</b> Emergency: <b>646-403-2558</b> Board E-mail address: <b><u><a href="mailto:berkboard@gmail.com">berkboard@gmail.com</a></u></b> Newsletter E-mail address: <b><u><a href="mailto:berkeleynewsletter@msn.com">berkeleynewsletter@msn.com</a></u></b> Berkeley Google Group/Listserve: <b><u><a href="mailto:berkeleycoop@googlegroups.com">berkeleycoop@googlegroups.com</a></u></b> Berkeley Website: <b><u><a href="http://www.theberkeleycoop.com">www.theberkeleycoop.com</a></u></b></p>	<p><b><u>Management Company:</u></b> Wavecrest Management Team Ltd. 87-14 116<sup>th</sup> Street Richmond Hill, NY 11418 Main Office Phone — <b>718-463-1200</b> FAX — <b>718-850-2798</b> Jay Yablonsky — <b>718-412-3749</b> <b>Email: <u><a href="mailto:JYablonsky@twmt.net">JYablonsky@twmt.net</a></u></b> Yolanda Cuadrado — <b>718-412-3755</b> <b>Email: <u><a href="mailto:Ycuadrado@twmt.net">Ycuadrado@twmt.net</a></u></b> Emergencies (Eves., Wknds. &amp; Hols.): <b>718-692-7178</b></p>