

Berkeley Grapevine

June, 2019

Volume 76

BOARD NOTES FROM THE MEETING HELD ON JUNE 18, 2019

Ms. Eckhardt served as chair and called the meeting to order at 7:00 p.m.

1. The Board reviewed, and approved as written, the minutes of the April 30, 2019 meeting of the Board of Directors of Berkowners Inc.
2. Election of Officers – The Board elected the following officers
 - Anne Eckhardt President
 - Peggy Russell Vice President
 - Pia Prevost Vice President
 - Wanda Chin Treasurer
 - Bertine Lafayette Secretary
 - Jay Yablonsky Assistant Secretary (Wavecrest Management Team)
 - Randee Feldman Assistant Secretary (Novitt, Sahr and Snow)
3. . Wavecrest reported that after three rounds of interviews we have not filled the assistant super position.
4. Wavecrest was directed to get further information on lobby cameras.
5. Pia reported work will begin in two weeks on super/assistant super's apartment renovations.
6. Admissions Committee Report: Prospective buyers were approved for the following apartments: Apt. A-46 in 77th Street for \$525K and Apt. B-53 in 35th Avenue for \$450K
7. Fitness Center Update – Capital Improvements Committee – Testing only found asbestos remanants in outside one of the old bathroom areas which could be sealed off if necessary from the area in which we are proposing to locate the fitness center. The next step is to get a quote on removal and containment in place and compare that to the cost of sealing off he space. Eric will discuss with Jay this week.
8. Window Update – Capital Improvements Committee – We received 5 responses to the RPF. We have interviewed one architect to date (Rand) with CTA to follow this Thursday. Goal is to narrow the field of architects to 3 and then have those 3 interviewed by the Board

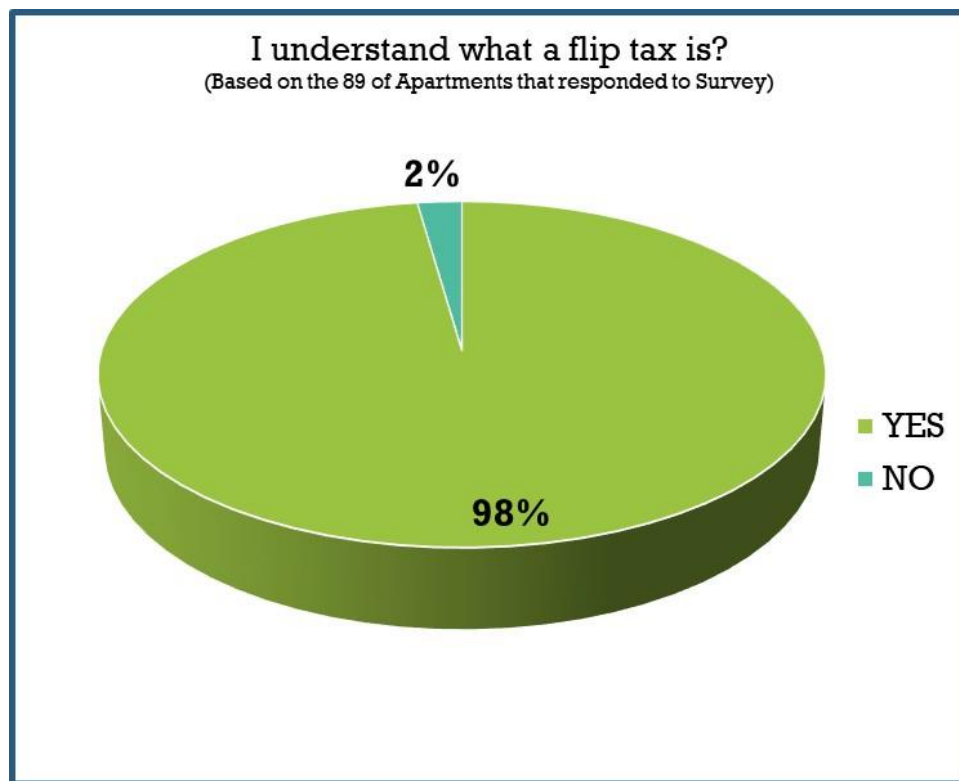
9. Garden Pathway Update – Capital Improvements Committee – The work has been postponed until October.

End of Board Notes

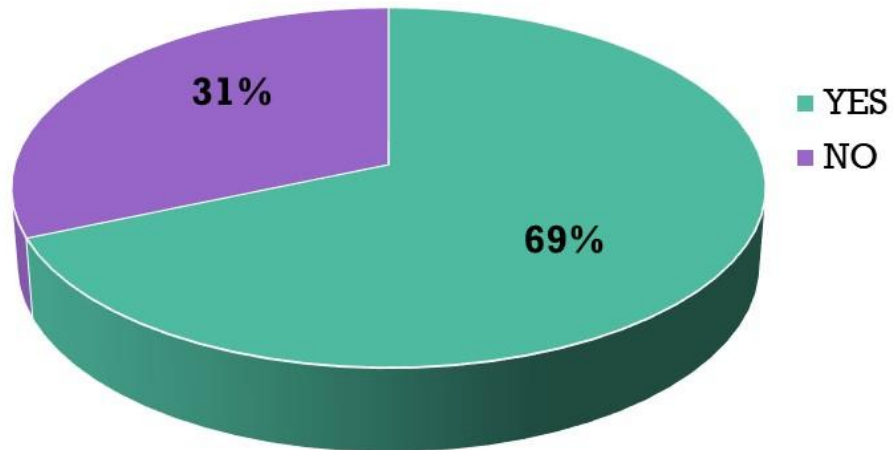
OTHER NEWS ITEMS

FLIP TAX SURVEY ANALYSIS

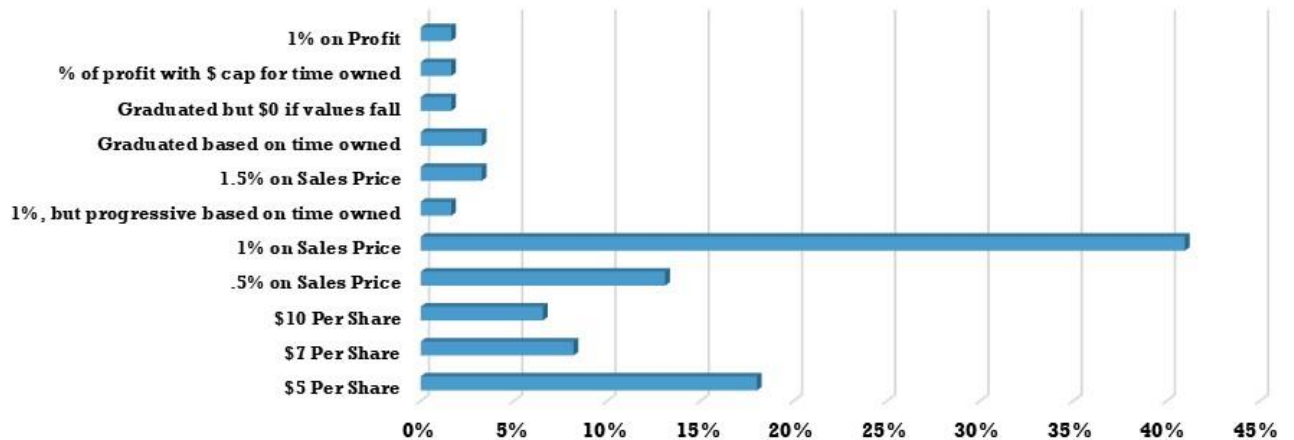
The Flip Tax Survey was closed on June 1, 2019. We only received 89 responses from the 270 apartments owned by shareholders. The results follow.

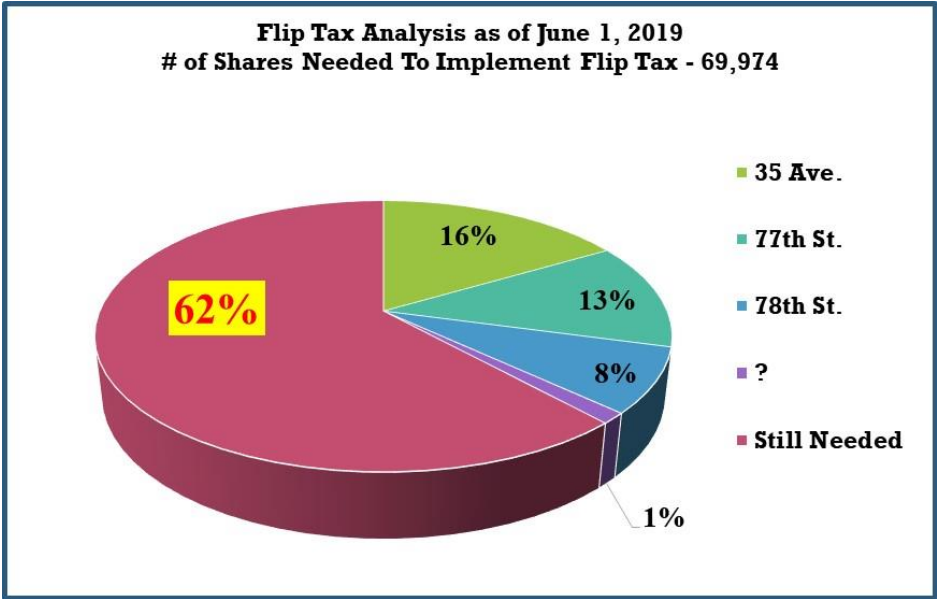
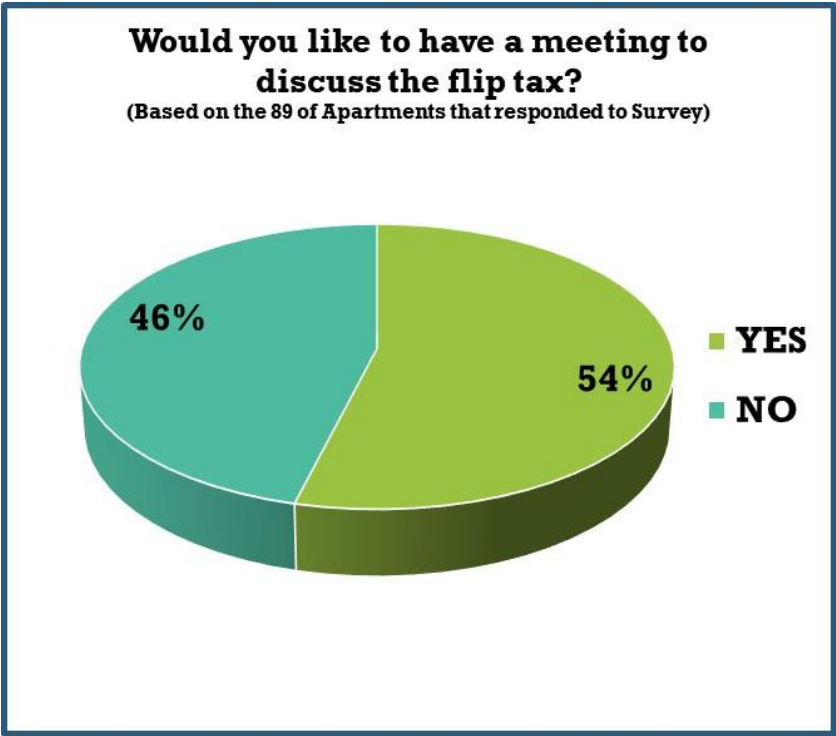


I am willing to pay a flip tax (Based on the 89 of Apartments that responded to Survey)

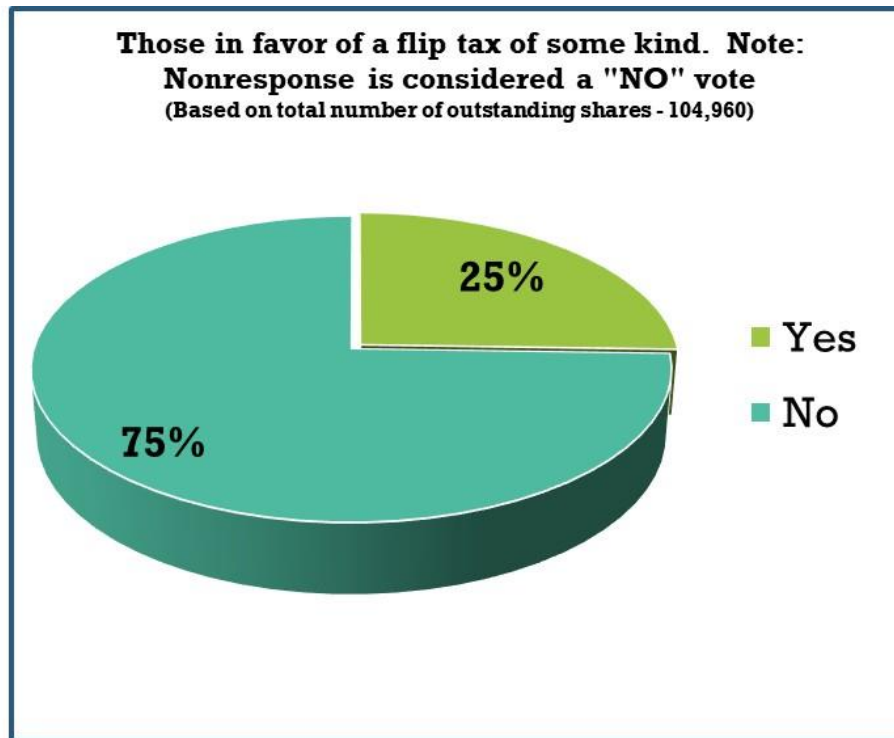


Basis of flip tax (Based on the 89 of Apartments that responded to Survey)





In order to implement a Flip Tax, which requires an amendment to our By-Laws and Proprietary Lease, we need to get 2/3 of the outstanding shares to vote in favor of it. According to the data collected, we still need to get **43,225** shares to be in favor of a Flip Tax in order for it to pass.



Currently, only 25% of the outstanding shares are in favor of some form of Flip Tax. In order for this to pass, 66.7% of the outstanding shares need to be in favor of the Flip Tax.

Because the data we collected does not bring us anywhere near the number of shares we need to implement the Flip Tax, the Board has decided to table this discussion at the present time. This does not mean we will not reconsider implementing a Flip Tax in the future.

EMERGENCY CONTACT LIST

We are in the process of updating our resident contact list. Recently, we have found that we do not have current telephone numbers for our residents to use in case of emergency. Please complete the form attached to this newsletter and return it to Carlos Rivera, Superintendent, as soon as possible so we can update our records.

If you are a single individual and would like to indicate the name and contact information of someone to call in case of emergency, please use the Resident 2 contact information space and indicate that it is for emergency purposes only.

Thank you,

Board of Directors

THE BERKELEY SOCIAL CLUB



The BerkSocial Game Night events are on hiatus until September. However, if you would like to borrow a game to play with your family and friends in the garden, please contact Marina or Stacey at MyBerkSocial@gmail.com to arrange to pick up a game.

Have a wonderful summer, and we'll see you in September.

Marina and Stacey

CHILDREN'S CIRCLE

The next Children's Circle will take place on Saturday, July 27, 2019, at 11 AM in the 77th Street Meeting Room. All children must be accompanied by an adult. Look for notices on bulletin boards near mailboxes and in laundry rooms. All Berkeley children are invited to join us for:

- ✓ Stories and Reading
- ✓ Snacks
- ✓ Music and Musical Instruments

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 if you have questions.

JHBG GARDEN TOUR – SATURDAY, JUNE 8, 2019

We participated in the JHBG Garden Tour again this year. It was a very successful event. We had approximately 150 guests tour our garden. Thanks to all the members of the Garden Committee and residents who donated their time and energy to participate in the event. Everyone seemed to have a great time.

ANNUAL B-B-Q AND POT LUCK

The annual BBQ and Pot Luck event will be held on Sunday, September 15th. Mark your calendars. We will be giving you more details as we get closer to the event date.

MISCELLANEOUS

1. Adults should NOT be sitting in the children's garden furniture.
2. Umbrellas, or any other item, are NOT to be left in the hallway outside your apartment door.
3. Trash/Garbage:
 - Cartons/bulk newspapers and magazines MUST be brought down to the basement
 - Recyclable items MUST be WASHED before putting them in the recycling bins (residents must explain this to their visitors, care providers, and housekeepers)
 - All trash MUST be tied up properly prior to putting it in the garbage chute

SCHEDULED BOARD MEETINGS

The dates of the next Board meetings are the Tuesdays of July 23, August, 20, and September 24. 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**) 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.

Contributors to this issue were Terrence Dineen, Anne Eckhardt, Katherine Howard, Kayhan Irani, Bertine Lafayette, 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

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:
berkeleynewsletter@msn.com
Berkeley Google Group/Listserve:
berkeleycoop@googlegroups.com
theberkeleycoop@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

Memo

Date: June 21, 2019
To: Berkowners Inc. Residents
From: Board of Directors
Subject: Emergency Contact Information

We are in the process of updating our resident contact list. Recently, we have found that we do not have current telephone numbers for our residents to use in case of emergency. Please complete the form below and return it to Carlos Rivera, Superintendent, as soon as possible so we can update our records.

If you are a single individual and would like to indicate the name and contact information of someone to call in case of emergency, please use the Resident 2 contact information space and indicate that it is for emergency purposes only.

Thank you,

Board of Directors

Return to: Carlos Rivera, Superintendent

Address: ☐ 35th Avenue ☐ 77th Street ☐ 78th Street **Apt.:** _____

Please Print Clearly

Resident 1 name: _____

Email address Resident 1: _____

Cell phone # Resident 1: _____

Other phone # Resident 1: _____

Resident 2 name: _____

Email address Resident 2: _____

Cell phone # Resident 2: _____

Other phone # Resident 2: _____