

*I heard it through the*

# Berkeley Grapevine

February 2017

Volume 55

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## **PLEASE SEE FINAL PAGE OF NEWSLETTER FOR IMPORTANT INFORMATION**

**Please see the final page of this newsletter. It contains important information on improving the service from our managing agent Wavecrest and requires action on the part of shareholders.**

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### **ANNUAL SHAREHOLDERS' MEETING**

The 2017 Annual Meeting will take place on Tuesday, May 9<sup>th</sup>. Three of the seven board positions will end their terms in May and thus will require election. The corporation is seeking candidates to fill these positions. Responsibilities include regular attendance at the monthly board meetings and volunteering to act as liaison to at least one of the board sponsored committees.

We cannot lightly dismiss the time required. The work involves dealing with current issues as well as planning for the future of the corporation. This will demand a certain portion of one's free time but with the help of the volunteer committees, this can be kept to a minimum.

Shareholders who wish to run for the board may submit their resumes or letters of intent either by e-mail to [rysanekone@msn.com](mailto:rysanekone@msn.com) or by post to Terrence Dineen 77-12 35th Avenue, Apt. B42, Jackson Heights, NY 11372. The deadline for inclusion in the mailing announcing the meeting is Friday, March 31<sup>st</sup>. The final deadline for submission is Friday, April 21<sup>st</sup>.

As a number of apartments have changed ownership in the last few years, the Quorum/Election Committee wishes to give a short history for shareholders new to the Berkeley.

From 1984 until 2007 no annual meeting was successful in achieving a quorum. A quorum occurs when the minimum number shares required are registered. That minimum is fifty percent of the outstanding shares plus one share. Without a quorum an election cannot be held and the Board is not required to discuss any business with the shareholders. For each of those years, since elections could not be held, the open Board positions were filled when the remaining Board members appointed people to the positions rather than any candidates being directly elected by the shareholders.

In 2008, after great effort on the part of many committed shareholders, a quorum was achieved and an election occurred. At each annual meeting from 2008 to 2015 (with the exception of 2014) quorums were achieved and elections held. **Last year, 2016, once again a quorum was not achieved due to shareholder apathy. We registered 84.99% of the required shares, falling short by 7,789 shares or, on average, 20 out of the 267 total of shareholder apartments.** The Board and its volunteers hope that all shareholders will either attend this year's meeting or submit a Proxy form if unable to attend so that an election may take place.

In order to facilitate the achievement of a quorum, the Proxy form functions in two ways. Besides the standard form wherein one may appoint another attending shareholder to register shares and vote in one's stead, there is an additional section wherein a shareholder may simply register their shares in advance of the meeting. **This action does not give 'power of attorney' to anyone else.** It merely pre-registers your

shares with the intent of achieving a quorum. Your election ballot will be given to you at the meeting. Should you not attend, **no one will vote in your stead** but your shares will have been registered for quorum purposes. The Proxy forms will be mailed in April. They will also be posted for downloading on the Berkeley website and available at the mailboxes. They are simple to fill out and can be given to a neighbor; any board member; the committee chair, Mr. Dineen or to Milton Rivera, Superintendent.

Volunteers are needed to help with shareholder registration the evening of the event. Past volunteers have said they found it a good way to meet their fellow shareholders. If you wish to volunteer or should you have any questions about the meeting or the election, please contact Mr. Dineen at either of the above addresses.

**In sum the issue here is that, having purchased one's home, is one willing to care for it and take responsibility for it beyond simply remodeling and redecorating it.**

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#### **BOARD POSITION OPENING**

Pertaining to the Annual Meeting, Richard Carter has resigned from the board to pursue an adventure in China for the next two years. We thank Richard for this service during the last two years. We are looking for an individual with an accounting background to fill the position of treasurer. If you have a few free hours a month and are interested in being involved with the co-op and your home, please contact Anne Eckhardt, President at 646-246-5826 or by email at [ameckhardt@aol.com](mailto:ameckhardt@aol.com).

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#### **WAVECREST MAINTENANCE PAYMENTS**

Apparently there have been a few instances where maintenance checks have been re-deposited to shareholder accounts. This may be due to the fact that you have an incorrect mailing address. Please make sure your payments are going to the following address:

Wavecrest Management Team  
PO Box 8002  
New York, NY 10008-8002

If the problem persists, please contact:

Kathryn Ziller, Accountant  
The Wavecrest Management Team Ltd  
87-14 116<sup>th</sup> St., Richmond Hill, NY 11418  
(718) 412-3718 ♦ Fax: (718) 850-2793  
[KZiller@twmt.net](mailto:KZiller@twmt.net)

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#### **DETERIORATION AND REPAIR ISSUES AT THE BERKELEY**

The Board of the Berkeley has been working diligently to protect your interests as co-op owners. It has been a frustrating time since the buildings are old and need complicated expensive repairs. Together with the building management we try to find the best method to solve each problem. Many solutions are exacerbated and made more expensive because we are a landmarked building and have to get approval for much of the work that needs to be done. Recently we've had to correct a complicated leakage problem in the 77th Street building, a gas shut off problem and a lack of a CO in the 78th Street laundry room, as well as repairing and rebuilding retaining walls in the garden. These are still ongoing problems. In order to cover the costs of these repairs, replenish our reserve fund and prevent a maintenance increase, we will be selling two apartments this year. We welcome everyone's suggestions and advice. We are here to

answer your questions. Our buildings and apartments are beautiful and a most valuable asset. We must be diligent in their upkeep so that we can all live in comfort and enjoy our homes to the utmost.

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### **COOPERATIVE & CONDOMINIUM TAX ABATEMENT AND STAR**

As stated by Benjamin Franklin "In this world nothing can be said to be certain except death and taxes." However, there are some tax exemptions that co-ops can take advantage of. There is the Cooperative and Condominium Tax Abatement if the apartment is your primary residence. You should contact Wavecrest's offices to make sure your apartment is listed as your primary residence (Jay Yablonsky - 718-412-3749; Yolanda Cuadrado- 718-412-3755). If you have not done so, individual unit owners should complete the Homeowners Tax Benefit Application found on the website [http://www1.nyc.gov/assets/finance/downloads/pdf/payment\\_operations/exemptions\\_appl.pdf](http://www1.nyc.gov/assets/finance/downloads/pdf/payment_operations/exemptions_appl.pdf). There are also exemptions for veterans, clergy, disabled homeowners and disabled crime victims.

Qualified property owners may also apply for School Tax Relief, (STAR) or enhanced STAR. The administration of STAR has been recently transferred from NYC to NYS. This has caused some confusion. You can register on line for STAR by visiting the following website <https://www8.tax.ny.gov/STRP/strpStart>. The phone number for information and forms is 518-457-2036. You do not need to register for STAR with NY State if the Star exemption was on your property for tax year 2015-2016. 311 is also a useful site to call. They can give a lot of information on this. Help and information was also given by Councilman Danny Dromm's office (Telephone: 718-803-6373) and the office of Assemblyman Michael Dendekker (Telephone: 718-457-0384). Forms for some of these abatement should be filed by March 15.

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### **CHILDREN'S CIRCLE**

After a break, Children's Circle will start up again on Saturday, February 18, at 11 am in the 77th street meeting room. All Berkeley children are invited to join us for books, songs, musical instruments, crafts, snacks and fun. If anyone has a favorite children's book, I hope you will bring it to share. Children are welcome to bring friends who do not live in the Berkeley, but all children must be accompanied by an adult. On Saturday, we will be doing paintings. "Smocks" will be provided, but wear clothes that can get dirty. If you do not live in the 77th building, you can enter through the South end 77th Street basement door which will be open. I am excited to see all my friends again and hope to meet some new ones. If you have any questions, please contact Peggy at 347-813-4842 or tpeg60@yahoo.com.

#### **Children's Circle schedule for 2017**

February 18	August 19
March 18	September 16
April 15	October 21
May 20	November 18
June 17	December 16
July 22	

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### **SCHEDULED BOARD MEETINGS**

The schedule of the next four Board meetings is as follows: Tuesday, February 21; Tuesday, March 21; Tuesday, April 18 and Tuesday, May 9 (**Annual Meeting**). All the meetings (with the exception of the Annual Meeting) 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**) 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.

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### WAVECREST

Because we were concerned about the lack of response and communication from Wavecrest, a small committee of board members met with Wavecrest management on Friday morning, February 10th, to discuss several issues, with communication with our residents being the top priority. In the future, when you email Wavecrest, please email both Jay and Yolanda using the following email addresses: jyablonsky@twmt.net; ycuadrado@twmt.net. If you do not receive a response within **one business day**, please forward your email to Susan Camerata, Chief Financial Officer of Wavecrest, at scamerata@twmt.net.

Susan Camerata informed us that they have recently implemented a pilot program for an email and text “blast” method of communication with residents of their managed properties. We would like to jump on board with this new communication program. In order to do that, Wavecrest needs your email address and cell phone number. Please complete the form below and slip it under the door of one of these apartments:

Ann Eckhardt	35th Avenue	Apt. B12	B Side
Bertine Lafayette	35th Avenue	Apt. B22	B Side
Allen Sabot	35th Avenue	Apt. A52	A Side
Milton (Super)	78th Street	Basement Office	
Pia Prevost	77th Street	B51	B Side

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### CONTACT DATA FOR WAVECREST COMMUNICATION

Resident name(s): \_\_\_\_\_

Address:     ☐ 35<sup>th</sup> Avenue     ☐ 77<sup>th</sup> Street     ☐ 78<sup>th</sup> Street     Apt.: \_\_\_\_\_

Email address(es): \_\_\_\_\_

Cell phone #(s): \_\_\_\_\_

*Contributors to this issue were Terrence Dineen, Anne Eckhardt, Bertine Lafayette, Peg Russell and Philip Washburne. Anyone wishing to contribute an article/notice to the Berkeley Grapevine should contact the Berkeley Cooperative Newsletter at [berkeleynewsletter@msn.com](mailto:berkeleynewsletter@msn.com)*

Milton Rivera, Superintendent: **718-424-0040**  
Emergency: **646-403-2558**  
Board E-mail address: [berkboard@gmail.com](mailto:berkboard@gmail.com)  
Newsletter E-mail address: [berkeleynewsletter@msn.com](mailto:berkeleynewsletter@msn.com)  
Berkeley Google Group/Listserve: [berkeleycoop@googlegroups.com](http://berkeleycoop@googlegroups.com)  
Berkeley Website: [www.theberkeleycoop.com](http://www.theberkeleycoop.com)

**Management Company:**  
Wavecrest Management Team Ltd.  
87-14 116<sup>th</sup> Street  
Richmond Hill, NY 11418  
Main Office Phone — **718-463-1200**  
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Jay Yablonsky — **718-412-3749**  
**Email: [JYablonsky@twmt.net](mailto:JYablonsky@twmt.net)**  
Yolanda Cuadrado — **718-412-3755**  
**Email: [Ycuadrado@twmt.net](mailto:Ycuadrado@twmt.net)**  
**Emergencies (Eves., Wknds. & Hols.): 718-692-7178**