

# *Berkeley Grapevine*

*January, 2019*

*Volume 71*

## **BOARD NOTES FROM THE MEETING HELD ON NOVEMBER 27, 2018**

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

1. The Board reviewed, and approved as written, the minutes of the October 30, 2018 meeting of the Board of Directors of Berkowners Inc.
2. Mr. Yablonsky reported that a meeting is being scheduled with CTA Architects to review the laundry room situation. Thereafter, they will submit a formal proposal for the Board's review. Their preliminary report indicated that we may be able to file the work as an ALT II, which would not require amendments to the certificates of occupancies. The Board questioned whether such a filing would allow for the restoration of gas in the 78<sup>th</sup> Street laundry room.
3. Ms. Eckhardt reported that a newsletter was distributed to all of the Shareholders following the last Board meeting.
4. Mr. Koch advised the Board that he will start re-looking at the gym project after the 1<sup>st</sup> of the year.
5. Mr. Koch reported that he is arranging to begin interviews of architectural firms, for the window replacement project, in January.
6. Mr. Leahy reported on the Coop's finances.
7. The Board discussed a proposed pet registration form. After receiving comments from the Board Ms. Eckhardt agreed to update the form.
8. Mr. Bermingham reported that the Rules Committee will make recommendations to the Board at the next meeting.
9. The refurbishment of Apt. 53 (35 Ave.) is underway.
10. Mr. Yablonsky presented a proposed 2019 operating budget for the Board's review.
11. The Board previously scheduled its next regular meeting for December 18, 2018, which will be a holiday dinner meeting at 6:00 p.m.

There being no further business to come before the Board, Ms. Eckhardt accepted a motion to adjourn at 8:15 p.m.

End of Board Notes

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## **OTHER NEWS ITEMS**

### **RODENT INFESTATION**

The 35<sup>th</sup> Avenue B wing is experiencing an infestation of mice, especially on the first and sixth floors. This may be due to the fact that residents are disposing of unwashed bottles and food containers in the sinks of the compactor rooms (see photo below) Please wash out the food residue from anything (which would normally be the recyclables) that will not be put down the chute. Better yet consider bringing all washed recyclables down to the bins in the basement. If you have any type of bug/rodent problem, please contact Milton immediately so we can contain the issue quickly. It's very easy for one resident's mouse problem to become everyone's mouse problem! **NOTHING** should be put in the sinks in the compactor rooms. If your recyclables do not fit in the bin in the compactor room, please bring them down to the basement; or, at least put them in a plastic bag that can be closed. If items in the compactor rooms are not disposed of properly, we will resort to placing cameras in the compactor rooms and fining violators. Thank you for your cooperation. The Berkeley Board Members



### **ANNUAL SHAREHOLDERS' MEETING**

The 2019 Annual Meeting will take place on Tuesday, May 14<sup>th</sup>. Three of the seven board positions will end their terms on that date and thus will be open for election. These Board positions are currently held by: Anne Eckhardt, Edward Leahy and Pia Prevost. 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 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 ryanekone@msn.com or by post to Terrence Dineen 77-12 35th Avenue, Apt. B42, Jackson Heights, NY 11372. The deadline for receiving these is Friday, March 29th.

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

From 1984 to 2007 no annual meeting was successful in achieving a quorum. A quorum occurs when the minimum number of 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 2018 (with the exceptions of 2014, 2016 and 2018) quorums were achieved and elections held. 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.

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 shareholder neighbor; any board member; the committee chair, Mr. Dineen or to Milton Rivera, Superintendent.

There will be more to follow about the Annual Meeting in future newsletters.

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 neighbors. 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.

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### **CHILDREN'S CIRCLE**

We are looking forward to another year of fun Children's Circles at the Berkeley and invite all our Berkeley children and their families to join us for:

- Storytelling and Reading
- Music with Instruments and Scarves
- Puppets
- Dancing and Marching
- Arts and Crafts
- Snacks

We will meet at 11 AM in the 77th Street Party Room which can be accessed by the 77th Street A side elevator for residents of the building or by the 77th St door at the South end of the garden. Circle will meet on the following dates of 2019:

**January: Unfortunately, due to scheduling conflicts on Saturdays in January, we will not be having circle.**

February 16	May 11	August 17	November 16
March 16	June 15	September 21	December 14
April 13	July 27	October 19	

All children must be accompanied by an adult. Look for notices on bulletin boards near mailboxes and in laundry rooms. Please contact Peggy at 347-813-4842 or tpeg60@yahoo.com if you have any questions.

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### **SCHEDULED BOARD MEETINGS**

The dates of the early 2019 Board meeting are the Tuesdays of January 22, February 26, March 26, April 30, and May 14 (Annual Shareholders' Meeting). 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**) 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 and Peg Russell. Anyone wishing to contribute an article or notice to the Berkeley Grapevine should contact the Berkeley Cooperative Newsletter at [berkeleynewsletter@msn.com](mailto:berkeleynewsletter@msn.com)*

### **BERKELEY — IMPORTANT CONTACT NUMBERS**

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](mailto: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**  
FAX — **718-850-2798**  
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**