

Berkeley Grapevine



November/December 2018

Volume 70

BOARD NOTES FROM THE MEETING HELD ON OCTOBER 30, 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 September 25, 2018 meeting of the Board of Directors of Berkowners Inc.
2. Mr. Caminitti will be asked to check areas of masonry that are exhibiting what appears to be lime and salts leaching out from the mortar.
3. Ms. Eckhardt reported that a newsletter was distributed to all of the Shareholders, following the last Board meeting.
4. Ms. Eckhardt reported that of the \$4,000,000.00 received from the mortgage closing, \$2,000,000.00 was deposited in Chase and \$1,000,000.00 was deposited in Habib Bank and TD Bank respectively.
5. Mr. Yablonsky reported that there is currently \$625,578.41 in the operating account. He also reported that a self-escrow account has been established. That account currently has \$60,000.00.
6. Mr. Koch reported that he has received the names of several architectural firms that can work with the Cooperative on a window replacement project. He will set up interviews shortly.
7. Mr. Koch reported that now that the mortgage has closed, he will re-look at options for the gym.
8. Mr. Bermingham reported that the Rules Committee will make recommendations to the Board at the next meeting.
9. Ms. Prevost reported that refurbishment of Apt. 53 (35 Ave.) is scheduled to start on Monday. The work is projected to take five weeks.
10. Mr. Schiff, our legal counsel, reported on various legal matters.
11. Susan Camerata, President of Wavecrest, and Michelle Ricco, Wavecrest Accountant, were asked to join the meeting to discuss day-to-day management issues we have been experiencing with their service. Measures have been set up to help remedy the situations we have been dealing with.
12. The Board reviewed a proposal from Sky Laundry Systems to upgrade the laundry rooms. Mr. Stuart reported that Sky had requested that they be provided with drawings showing the room layouts, venting, sprinkler piping, etc. Mr. Yablonsky agreed to talk with CTA Architects regarding this matter.
13. The Board reviewed and approved a proposal from Communications Plus to install cameras in the lobby vestibules which will enable Shareholders to view, through an app on their smartphone, visitors using the intercom system.

14. The Board discussed a proposal from Green Lake Construction to extend the area of bluestone to the North end of the garden. The Board requested that a sketch be prepared, showing the additional areas, before proceeding.
 15. Mr. Yablonsky reported that the 2017 / 2018 Coop tax abatement and offsetting special assessment were incorporated in the November 2018 maintenance bill. He reminded the Board that requested changes that were made to the Dept. of Finance were not made by the City. Accordingly, those corrections were not reflected on the November bills. We have been advised by the City that a new breakdown, reflecting the changes, should be received in December.
 16. The Board scheduled its next regular meeting for November 27, 2018, at 6:30 p.m.
- There being no further business to come before the Board, Ms. Eckhardt accepted a motion to adjourn at 8:45 p.m.

End of Board Notes

OTHER NEWS ITEMS

DECORATIONS ON APARTMENT DOORS AND OTHER ISSUES

Please note that non-removable decorations are not allowed on apartment doors. The point of this proscription is to prevent permanent damage to the doors. 'S' hooks are available at houseware stores for the hanging of seasonal wreaths. Fire department (FDNY) regulations do not permit the placing of doormats in front of apartment doors. Should you wish you may place a mat just inside the apartment door. The FDNY also rules that nothing may be placed on the fire escapes as this will present an obstruction to emergency exit.

HOLIDAY PARTY

The Berkowners' staff will be hosting their Annual Holiday Party on Friday, December 14th at 6:00 PM. It will take place in the community room in the 77th Street basement. All residents are invited.

HOLIDAY TREES

While the holidays are still weeks away, we would ask all residents who will be enjoying holiday trees to be careful when bringing them in and out of the buildings. The disposal phase is the most important as the needles are drier at that point and are more likely to scatter. We suggest wrapping the tree in either a large trash bag or an old bed sheet in order to deter this and that they be brought into and out of the buildings via the basements rather than the lobbies. If you have any questions, the maintenance staff will be happy to answer them.

CHILDREN'S CIRCLE

The November Children's Circle will take place on Saturday, November 17, 2018 at 11 AM in the 77th Street Meeting Room. In addition to Book and Song Circle, musical instruments and puppets, we will be doing the special Thanksgiving stone soup activity and a Thanksgiving craft.

Because of a conflict with the date of the Annual Christmas Party, the December Children's Circle has been rescheduled to Saturday, December 8 at 11 AM.

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.

HAPPY HOLIDAYS

We do not anticipate having a December newsletter. With that in mind, the Board wishes everyone a very Happy and Healthy Holiday Season and a Safe and Prosperous New Year.

SCHEDULED BOARD MEETINGS

The date of the next meeting is Tuesday, November 27. While there will be a December meeting but **IT WILL NOT BE OPEN TO THE SHAREHOLDER/TENANTS.**

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

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