

Berkeley Grapevine

February, 2019

Volume 72

BOARD NOTES FROM THE MEETING HELD ON JANUARY 22, 2019

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 December 18, 2018 meeting of the Board of Directors of Berkowners Inc.
2. The Board held a general discussion regarding the superintendent and assistant superintendent positions. Wavecrest was asked to screen additional candidates before making a final recommendation to the Board.
3. The Board discussed legal representation for the Cooperative. Mr. Koch agreed to check references for the firms being considered.
4. The Board reviewed and approved a proposal from Necon Ex Inc. to work with Frank Caminiti to clear an old ECB violation on 78th Street which is preventing the Local Law 11 report from being accepted by the Department of Buildings.
5. The Board reviewed a proposal from CTA Architects for design and filing services in regard to the building's laundry rooms. After a general discussion, the Board agreed that additional architectural proposals should be solicited. Mr. Koch and Mr. Yablonsky will coordinate interviewing architectural firms.
6. Ms. Russell reported that the admission committee had approved sales of Apts. A14 (78) and A10 (78). She also reported that an interview of the prospective purchaser of A31 (35) is being scheduled.
7. Ms. Eckhardt reported that a newsletter had been distributed to the building.
8. Mr. Koch reported that meetings of the gym committee and the windows committee are both scheduled for next week.
9. Mr. Koch agreed to contact Ms. Pellegrinelli regarding the proposed children's garden, and invite her to the next Board meeting.
10. Ms. Prevost reported that work in Apt. A53 (35) should be completed in 2 to 3 weeks.
11. Mr. Leahy reported on the Cooperative's cash position. The Board also reviewed the status of collections, a schedule of paid items, and accounts payables.
12. By motion duly made and seconded, the Board unanimously approved the proposed 2019 operating budget.

13. Mr. Yablonsky reported that a revised schedule of 2017 / 2018 Coop Tax Abatements had been received from the City. Based on the revised schedule, an additional 10 – 12 Shareholders have received abatements. Those credits will be reflected on the February maintenance bills.
14. Wavecrest was asked to check whether any apartments still had the old Federal Pacific electric panels.
15. Mr. Leahy advised the Board that he will be resigning as a Director of Berkowners, Inc. effective 2/28/19. Upon motion duly made and seconded, the Board unanimously appointed Mr. Walter Chadwick to fill Mr. Leahy's unexpired term. (See bio on Walter below.)
16. The Board agreed to change the regular Board meeting time from 6:30 p.m. to 7:00 p.m. The Board also agreed to change the March meeting from March 26, 2019, to March 19, 2019.
17. Mr. Koch agreed to meet with the contractor and physically stake out the area of the North garden in which the bluestone is to be extended.
18. The Board previously scheduled its next regular meeting for February 26, 2019.

There being no further business to come before the Board, Ms. Eckhardt accepted a motion to adjourn at 8:30 p.m.

End of Board Notes

OTHER NEWS ITEMS

DIRECTORS

Ed Leahy has submitted his resignation from the Board effective February 28, 2019. The Board thanks him for his service.

Walter Chadwick has been appointed to the Board. The Board welcomes him and looks forward to working with him.



Walter Chadwick is a native Long Islander who moved to Manhattan in 1980 to start his career as a hair colorist. In 1996 Walter moved to Jackson Heights with his now spouse, Dr. Mark Lowenheim. Walter and Mark have owned apartments in both the Elm Court and the Chateau. Walter served as Board member and President in both co-ops. In April 2018 they moved into the Berkeley. Walter is also a licensed realtor with Brown Harris Stevens of the North Fork where he and Mark have a weekend home. A passionate gardener, Walter is a graduate of the New York Botanical Garden's landscape design program. He is looking forward to using his experience in assisting the Berkeley Board.

ANNUAL SHAREHOLDERS' MEETING

The 2019 Annual Meeting will take place on Tuesday, May 14th. 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 (Walter Chadwick), 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 rysanecone@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.

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 on the Berkeley website for downloading and will be available at the mailboxes. They are simple to fill out and can be given to any board member; the committee chair, Mr. Dineen (see mailing address above) 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.

CHILDREN'S CIRCLE

The next Children's Circle will take place on Saturday, February 16, 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. The complete schedule for the year is on the Berkeley website under the 'More' tab.

Please contact Peg Russell at 347-813-4842 if you have questions.

SCHEDULED BOARD MEETINGS

The dates of the next Board meetings are the Tuesdays of February 26, March 19, April 30 and May 14 (Annual Shareholders' Meeting). 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 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

BERKELEY — IMPORTANT CONTACT NUMBERS

Milton Rivera, Superintendent: **718-424-0040**
Emergency: **646-403-2558**
Board E-mail address: **berkboard@gmail.com**
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