

Berkeley Grapevine

August 2020

Volume 86

BOARD NOTES FROM THE MEETING HELD ON JULY 14, 2020

Due to the coronavirus, the Board meeting was held virtually via Google Meet. Ms. Eckhardt served as chair and called the meeting to order at 6:30 PM.

1. Ms. Hollander made a presentation to the Board. She is requesting that the Board allow an installation, in the backyard, of a tumbler type compost bin. The “group” would be responsible for the initial cost, and for the ongoing maintenance of the tumbler. The initial group, as currently constituted, consists of 7 people, and can be expanded to approximately 10. After that, a waiting list would be maintained for other residents who want to join. The use of the tumbler would be for group members only, but the compost would be made available to the garden committee. At 6:50 PM. Ms. Hollander left the meeting.
2. The Board discussed the presentation made by Ms. Hollander. Upon motion duly made and seconded, by a vote a 4 in favor and 1 opposed, the Board voted to allow the installation of a tumbler, pursuant to a revocable license agreement, to be drafted, provided that all of the compost be used in the Berkeley garden.
3. The Board reviewed and approved as written the minutes of the June 16, 2020 Board meeting.
4. Mr. Rivera reported that the installation of a workshop in 35th Avenue is completed.
5. Staff have repaired several garden chairs.
6. Ms. Eckhardt reported that the purchase of the storage bins will be completed as of August 1, 2020. Mr. Yablonsky has requested the complete storage bin list from Bargold, in order to incorporate the charges on the August maintenance bills.
7. Mr. Rivera is getting a proposal from Primo Contracting for sidewalk repairs.
8. It was noted that the bicycle rooms need to be cleaned out. Ms. Eckhardt agreed to include a notification, in the upcoming newsletter, that all bicycles must be tagged. Ms. Chin agreed to research organizations that accept donations of used bicycles.
9. The laundry vendor is replacing a washing machine in 78th Street.
10. The compactor chutes have been cleaned and disinfected.
11. Boiler repairs in 78th Street should commence in the next week.
12. The Board discussed complaints of people using the garden, without adhering to the rules established by the Board for garden use during Covid-19. Infractions include being in the garden without face coverings, not maintaining social distancing, allowing outside guests in the garden, and bringing food into the garden.
13. Mr. Stuart agreed to have the security camera vendor install additional cameras in the garden area.

14. Ms. Eckhardt advised the Board that she has received an email from Mr. Koch summarizing the status of the architectural work on the windows, waterproofing, laundry room, and gym. She agreed to forward the email to the Board for their review.
15. Ms. Russell reported that the admissions committee is conducting virtual interviews.
16. The Board discussed options regarding the scheduling of the Annual Shareholder's Meeting. Mr. Koch, Ms. Chin, Ms. Russell, and Ms. Lafayette's seats are all up for election. Ms. Eckhardt asked that anyone running for re-election provide her with a resume. Ms. Lafayette stated that she was not planning on running for re-election, but would like to continue to chair the hospitality committee. Ms. Eckhardt reported that Ed Leahy, the Shareholder of Apt. B67 (35) has expressed his intent to run for the Board.
17. The Board agreed to re-visit the scheduling, and method of holding the Annual Meeting, at the next Board meeting.
18. The Board reviewed the status of collections and noted that the Corona Virus situation had not had a significant adverse effect.
19. The Board reviewed the Coop's cash position. The Board also reviewed a schedule of paid and unpaid items.
20. Ms. Russell and Ms. Eckhardt reported that they are planning to hold a meeting with the building staff.

The Board previously scheduled its' next regular meeting for August 18, 2020, at 6:00 PM. There being no further business to come before the Board, at 7:50 PM. Ms. Eckhardt accepted a motion to adjourn.

OTHER NEWS ITEMS

ANNUAL SHAREHOLDER'S MEETING

We need a new Chairperson for the Quorum Committee!! The responsibilities for this position entail all of the events concerning the Annual Board Meeting such as requesting shareholders to submit resumes to run for a board seat, preparing the annual meeting documents, coordinating the sign-in of shareholders at the annual meeting, determining whether there is a quorum, if there is an election tallying the votes with our accountant representative, etc. Please contact the Board at berkboard@gmail.com if you are interested in taking on this responsibility.

We are hoping that the 2020 Annual Meeting will take place on Tuesday, September 15th. Four of the seven board positions will end their terms on that date and thus will be open for election. These Board positions are held by Eric Koch, Peggy Russell, Wanda Chin, and Bertine Lafayette. Responsibilities include regular attendance at the monthly board meetings and volunteering to act as the liaison to at least one of the Board sponsored committees. If the group gatherings are still limited on September 15 due to COVID 19, the Annual Board Meeting will be postponed again. We will keep you informed.

Shareholders who wished to run for the Board should have submitted their resumes or letters of intent either by email to berkboard@gmail.com or by post to Walter Chadwick 77-12 35th Avenue, Apt. B21, Jackson Heights, NY 11372. The deadline for **submitting** these was Friday, July 24th.

The Board hopes 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. Information on the Proxy form and other Annual Meeting details will be discussed in an upcoming newsletter.

GARDEN ETIQUETTE

The Board has previously set out rules for using the garden during the COVID crisis. This has been communicated in the last 2 newsletters as follows:

Garden Activities:

At present and going forward until NYC is entirely open, **ONLY** residents of the Berkeley are allowed to use the garden (no outside family or friends are permitted). All residents using the garden **MUST** wear face masks. Eating food at this time is prohibited; drinking is allowed with the use of a straw enabling the mask to stay in place. The Board has agreed to allow chairs to be placed in the garden. Keep in mind that you must continue to socially distance yourself from others in the garden. Violation of these procedures will subject the Shareholder to a \$100.00 fine for the first infraction, and escalating fines thereafter.

And yet we have residents who are not following the rules.

The Board put these rules in effect with the entire Berkeley population in mind. Wearing a mask is not to protect you – it's to protect others. Wearing a mask will allow residents who are high-risk individuals to visit the garden and get fresh air and know they are safe.

We are fining individuals for violating these rules. You **MUST**:

1. Wear a mask in the garden. The mask must be worn from the nose down to the chin.
2. **DO NOT** take your mask down to speak.
3. There is **NO EATING IN THE GARDEN**
4. You can drink beverages using a straw – you cannot take your mask off to drink.
5. **NO** outsiders (including caregivers) are allowed to be in the garden

Please be kind and considerate of your fellow neighbors so everyone can enjoy the garden.

Also, please do not give Carlos a hard time for telling you that you are violating the rules as he is only doing his job.

BIKE ROOMS

The bike rooms have become overcrowded, and there are some bikes that are not tagged. Please make sure your bikes are tagged with your name and apartment number. The deadline for doing this is August 31, 2020. After the deadline, the staff will remove any untagged bikes, and they will be donated to charity.

The Board has requested that a committee be set up to create a plan to present a proposal for the redesigning of the bike rooms. Stephen Sandoval and Omar Gonzalez have agreed to be the co-chairs of this committee and they can be reached at sandovalny@gmail.com or omarggss@gmail.com if you are interested in joining the committee.

COVID RENT RELIEF PROGRAM

Wavecrest emailed residents announcing that applications for this program are available through the state Homes and Community Renewal website at:

<https://on.ny.gov/2Wz2UQm>

The site includes also includes details on this one-time rental subsidy and Wavecrest encourages all rental residents to review the requirements to see if they qualify for assistance

BARGOLD STORAGE UNITS

Effective August 1, 2020, Berkowners will own the storage units in all three buildings. If you have not paid your rent for August, please hold off until we get the information put into the Wavecrest billing system. If you have paid your rent, do not worry, we will get the funds from Bargold.

You must be a Berkeley resident to rent a storage unit. Residents will only be allowed one storage unit per apartment. No items are allowed to be stored outside the storage unit. A walk through the storage units will happen sporadically every week by our staff. Anything outside a unit will be discarded.

Wavecrest will be creating the license agreement for each unit in the near future.

For your information, we paid \$108,000 to purchase the storage units. The storage units generate approximately \$60,000 in revenue per year. The payback on this investment is 22 months.

BLAST TEXT MESSAGING SYSTEM

Several residents have asked how they can be put on the blast text messaging system that Carlos uses to inform residents about issues in the buildings, such as, water and elevator shutdowns, boiler repairs, etc. You can easily be added to this system by completing the Contact Information Form found on our website at the following link:

<https://www.theberkeleycoop.com/copy-2-of-documents>

Please email or give your completed form to Carlos.

CON-ED NOTICE REGARDING METERS

Residents recently received a notice from Con Edison regarding the replacement of the electricity meters that requires access to their apartments. Our meters are located in the basement. Our staff will give access to Con-Ed when they come to replace the meters. Residents will be advised via blast text message from Carlos when the work is going to be done.

VESTIBULE CAMERAS

The port for access to the vestibule cameras has been changed. If you have downloaded the NVMS7000 app on your smart phone, you only need to edit the port data as follows:

Enter IP Information For Your Building			
Data Item	35th Avenue	77th Street	78th Street
Port	8035	8077	8078

For new users, the complete instructions for accessing the phone app was posted in the Google Group.

CHILDREN'S AND BABY CIRCLE

Ms. Peggy had a Zoom Baby Circle in May, and it went well. She anticipates doing the same in the future for both Circle Groups. Be on the lookout for date and time.

THE GARDEN COMMITTEE

If you are interested in joining The Garden Committee, volunteering for garden workdays, adopting a plot, donating, or have further questions, please contact:

Katherine (howfelice@gmail.com) or Kayhan (kayhan@artivista.org)

THE BERKELEY SOCIAL CLUB

Until further notice, all events have been postponed



HOSPITALITY COMMITTEE

The Hospitality Committee welcomes all new residents of the Berkeley. We are sorry we have not been able to meet you and celebrate your arrival due to the stay at home rules. We hope that we'll be able to do so in the near future.

We are happy to help if you have any questions, problems or suggestions. You can contact Bertine Lafayette at Ivandbert@aol.com or the Berkeley Board at berkboard@gmail.com

SCHEDULED BOARD MEETINGS

The dates for the next Board meetings are on Tuesday, August 18th, and September 15th (Annual Meeting). Due to the coronavirus, the Board will not be meeting with residents. If you have an issue you would like to discuss with the Board, please email the Board at berkboard@gmail.com

Contributors to this issue were Fred Fishel, Anne Eckhardt, Katherine Howard, Eric Koch, Marina Pomeroy, Peg Russell, Bertine Lafayette and Stacey Zaretsky. Anyone wishing to contribute an article or notice to the Berkeley Grapevine should contact the Berkeley Cooperative Newsletter at berkownersnewsletter@gmail.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:
berkownersnewsletter@gmail.com
Berkeley Google Group/Listserv:
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