

Berkeley Grapevine

BOARD NOTES FROM THE MEETING HELD ON NOVEMBER 17, 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 6:00 PM.

1. The Board reviewed and approved as written the minutes of the October 13, 2020 Board meeting.
2. Mr. Yablonsky presented the Board with the NYC Dept. of Finance 2019 / 2020 Co-op Tax Benefits schedule. He also presented a spreadsheet, incorporating a one-time special assessment, in the amount of the “typical” Co-op tax abatement. After a general discussion, the Board approved including the abatement and assessment on the December 2020 maintenance bills.
3. The Board reviewed the superintendent’s report and discussed recent activities in the Co-op.
4. By a vote of 5 in favor and 1 opposed, the Board voted to amend the Co-op’s By-laws to allow the Board to hold a virtual Annual Shareholder meeting by a 2/3 vote of the full Board in lieu of an in-person meeting.
5. The Board confirmed its’ approval to retain NY Commercial Contracting to perform the interior waterproofing repairs as specified by Douglas Lister, AIA. Ms. Eckhardt reported that the contract for the work is being finalized.
6. Window samples from three manufacturers have been delivered to the property for the Board’s review. The Board agreed to ask Mr. Lister to arrange for presentations from each of the contractors.
7. The Board discussed the status of the laundry rooms. Ms. Prevost reported that she has been in contact with several architectural and MEP firms regarding the legalization, design, and specification to upgrade laundry rooms.
8. Based on new City law requiring inspection and certification of the building’s gas systems, we will not be able to continue to operate the gas dryers in 77th Street and 35th Avenue. Mr. Yablonsky agreed to talk with the current laundry vendor to explore changing the dryers to electric, similar to what was done in 78th Street. He will also explore other potential laundry vendors.
9. Ms. Russell reported that the admissions committee is in the process of reviewing 2 sales packages, and 1 sublease package.
10. Ms. Chin reported that she is pursuing a claim for unclaimed Berkeley funds that may be being held by the State. Wavecrest was asked to check the building files to locate the old management agreement with Hudson View.
11. By motion duly made and seconded, the Board unanimously authorized Ms. Eckhardt, Ms. Chin, and Mr. Leahy to open up a new reserve account at either Apple Bank, Capital One Bank, and to open a Brokerage account at Chase.
12. The Board agreed to schedule a virtual Annual Shareholder meeting in 2021.
13. The Board previously scheduled its’ next regular meeting for December 15, 2020, at 6:00 PM.

There being no further business to come before the Board, at 7:55 PM. Ms. Eckhardt accepted a motion to adjourn.

End of Board Notes

OTHER NEWS ITEMS

HOLIDAY SEASON AND SCAMS

The holiday season and the difficult times brought on by the pandemic will likely lead to an increase in attempts to separate you from your assets. Follow basic common sense- be suspicious of unsolicited phone calls and avoid giving any personal information over the phone, especially credit card numbers and other financial information. A legitimate business would never call you out of the blue asking for such information. Callers claiming to represent a government agency, utility, computer repairs, or the cable company are a popular scheme. These organizations *never* make unsolicited calls regarding business or legal matters; they would have contacted you by mail one or more times. You can always make an excuse to hang up and then call the outfit back to verify legitimacy.

Try as we can to keep unwanted solicitors from gaining entrance to the building, some do succeed. Posing as agents from a utility or cable company is a favorite method used by scam artists. At no time should one answer their apartment door for this type of unsolicited visitor. If you suspect the person is a potential scammer, immediately call Carlos to report the incident, and he will arrange to escort the individual out of the building. As always, *never* blindly buzz open the building's front door for an unexpected visitor, this is the most common method used by scammers to get into the building.

Keep abreast of new and popular scams. If you have access to the web, utility companies and many businesses often have notices about them posted on their websites. A Google search on "popular holiday scams" will return links to several articles on the topic. The old saying is "To be forewarned is to be forearmed."

AMENDMENT TO BY-LAWS

At a Board meeting held on November 17, 2020, the Board voted to amend Article I, Section 1 of the corporation's by-laws to include the ability to hold annual and special meetings virtually. The by-laws have been amended to read as follows (amended wording in bold):

ARTICLE I Meeting of Shareholders

Section 1. Annual Meetings. Except for the first meeting of shareholders to be held within approximately 30 days after closing under the Offering Plan to convert the corporation's property to cooperative ownership, each annual meeting of the shareholders of the corporation, for the election of directors and for such other business as may properly come before such meeting, shall be held in the City, Town or Village where such property is located, at such hour and place as may be designed in the notice of meeting, on the second Tuesday in May of each and every year, unless a legal holiday, in which event such meeting shall be held on the first day thereafter not a legal holiday. The notice of meeting shall be in writing and signed by the president or a vice president or the secretary or an assistant secretary. Such notice shall state the time when and the place at which such meeting is to be held, and a copy thereof shall be serviced, either personally or by mail, upon each shareholder of record entitled to vote at such meeting, not less than ten nor more than fifty days before the meeting.

Notwithstanding anything herein to the contrary, the requirement herein that the Annual or a Special Meeting of Shareholders be noticed for and held at a physical location, may be waived by a vote of sixty-six and two-thirds (66 2/3%) percent of all Directors, said requirement to be replaced by the authorization that said Annual or Special Meeting be held digitally and/or virtually. The authorization shall allow the use of an alternate platform to a physical meeting, that would reasonably allow every shareholder to participate and vote in connection with the Meeting. In the scheduling of an Annual or Special Meeting in accordance with this provision, the Board may use such reasonable and customary agendas, platforms, outside expert vendors and varied sequencing of related matters in the facilitation of the Meeting.

Any waiver of the physical location requirement shall be a one-time waiver, requiring a new waiver for any future Annual Meeting.

HOLIDAY PARTY

Unfortunately, due to the COVID pandemic, we cannot have a holiday party. This is the time when residents show their appreciation to our staff in the form of a holiday gratuity. Please feel free to continue this tradition. Holiday envelopes can be given to Carlos for distribution. The Board wishes all of our residents a Happy Holiday and a very Healthy New Year. Hopefully, we will be rid of COVID in the very near future and can enjoy spending time together.

WEARING MASKS

It seems as though we still have residents who are not following the rules of wearing masks on our property. Here they are:

1. You **MUST** wear a mask at all times on our property!!! The moment you put your foot over your apartment threshold, you **MUST** have a mask on.
2. Your mask must be secure and cover your nose to your chin.
3. You **MUST NOT** remove your mask even when there is no one else around. It must be kept in place at all times.
4. If you have contractors/visitors coming to your apartment, they too must abide by these rules. You are responsible for the actions of your contractors/visitors.
5. As a reminder, **there are fines** associated with violating these rules.

MONTHLY EXTERMINATOR SERVICES

All shareholders are encouraged to take advantage of our exterminator's services. They're on-site the 1st and 3rd Thursdays of the month, to treat the building for any unwelcome pests. They are fully prepared to inspect and treat your apartment from top to bottom for current or potential pest problems. In response to the current pandemic, the exterminator staff will take all necessary precautions to work in your home safely. There is no charge for this service. All you need do is add your name to the sign-up sheets posted on the bulletin board in your building's laundry room and make sure an adult (18 and over) is at home on the day scheduled. If you need service and will not be available to let the exterminator into your apartment, please write "See Super" on the sign-up sheet and let Carlos know where you have pest issues. Carlos will leave a note in your apartment notifying you that he was there with the exterminator. The next exterminator visit will be Thursday, December 5th.

YOUR RADIATORS

Now that the heating season has begun there are a few things to know about your unit's radiators

About that knob on your radiator:

Many people mistakenly believe that the circular knob on a steam radiator regulates temperature, but it's just an on-off switch. It's not designed to be a control valve. Typically, you turn the knob clockwise to turn the heat off, counterclockwise all the way to turn the heat on. If the radiator is off, it shouldn't make any banging sounds. **If it's partially opened, banging problems occur.** Also, listen for excessive hissing when the heat is on. If it lasts more than 15 minutes call Carlos, some leaking could damage the floors & walls.

Check with Carlos to determine when it's okay to turn that knob on or off; doing it at the wrong time can cause hissing and clanging.

Too Much or Too Little Heat?

Too hot? Consider opening a window and getting some fresh air in the room. Ventilation may also be one cheap and effective way of tackling the coronavirus and is listed as a good hygiene practice by the CDC. The downside is that it isn't great for the environment. You're throwing away heat generated by burning fossil fuel, which in turn releases greenhouse gases into the atmosphere.

If you're getting dry skin because of the heat, humidifiers can help. Warm mist and cool mist humidifiers do the same thing but keep in mind—pets and small children can get hurt by warm mist machines.

If it's too cold and the radiators are working, the windows may be too drafty. Be sure you have removed your AC unit; you can have the staff do this as a billable service. Also, consider installing thermal window shades or curtains that absorb the cold air.

Covering up your radiators

If your radiator looks like it could use some prettying up, you can either paint it or put on a new cover. Some companies will custom design covers in either wood or metal, and there's a store nearby on the corner of 77th and Roosevelt (Stanley's) that specializes in radiator covers.

This article is based on a piece posted on the NYC Real-estate website Brick Underground. Here's the link to the complete article: <https://www.brickunderground.com/blog/2015/12/radiators>

Not everything in this article applies to our buildings, so check with Carlos first.

VIRTUAL MONTHLY TOWNHALL

The December Virtual Townhall, open to all shareholders, will be held at 7 PM Tuesday, December 29th and hosted by the organizer, Roy Sirengo. The townhall is a forum where you can ask questions and share information with your neighbors. You may post questions for the December meeting on the Google Group. The Board may be contacted for answers to pertinent questions. The meeting uses the Zoom conferencing software, which allows one to either call in or attend via web-conference. Login details and an agenda will be posted on the Google Groups a few days before the December 29th meeting.

THE HOSPITALITY COMMITTEE

The Hospitality Committee welcomes all the recent new residents of the Berkeley. We are sorry we have not met you to celebrate your arrival due to the stay at home rules. Hopefully, we will be able to do so soon. We hope you received the packet of information about our buildings and that it will be helpful.

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

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)

THE BERKELEY SOCIAL CLUB

Until further notice, all events have been postponed



SCHEDULED BOARD MEETINGS

The next Board meeting is Tuesday, December 15th. We will publish the list of meetings for 2021 in the January issue of the **Grapevine**. Due to the coronavirus, the Board will not be meeting with residents. If you have a topic 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, Marina Pomeroy, Peg Russell, Roy Sirengo, 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

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