

# Berkeley Grapevine

April, 2019

Volume 74

## **BOARD NOTES FROM THE MEETING HELD ON March 19, 2019**

Ms. Eckhardt served as chair and called the meeting to order at 7:00 p.m.

1. The Board reviewed, and approved as written, the minutes of the February 26, 2019 meeting of the Board of Directors of Berkowners Inc.
2. Wavecrest was asked to check the condition of the Bar-Gold Storage room in 77-12 35<sup>th</sup> Ave.
3. Ms. Prevost reported on the status of the refurbishment of Apt. A-53 (35). The countertop is scheduled to be installed tomorrow. Thereafter the backsplash will be measured and installed. Ms. Prevost anticipates the work being completed by the end of the month.
4. The Garden Committee has a “work day” scheduled for Sunday. Mr. Koch will delineate the location of the new walkway at the North end of the garden.
5. A newsletter has been distributed to the building.
6. The admissions committee has approved the proposed transfers of Apartments B-31 (35) and A-36 (77).
7. The Board discussed proposals that have been received for asbestos inspections in the gym. After a general discussion, the Board agreed that no action should be taken until the gym committee presents a formal business plan for the Board’s review and approval.
8. Ms. Lafayette reported that the window committee is in the process of sending out a request for proposal to six architectural firms. She also reported that the committee has attended a Landmarks meeting on windows, to better understand Landmark’s requirements for a window replacement project.
9. Mr. Yablonsky reported that Carlos Rivera, the new superintendent is scheduled to start work at the Berkeley on April 8, 2019. He will work out his move-in date with Milton. He also reported that the other candidates that were being considered are not interested in the assistant superintendent position. A new ad for the assistant superintendent position is being run.
10. Ms. Prevost is planning the retirement party for Milton and Humberto. The Board agreed to change the date of the event from May 17, 2019 to May 31, 2019.
11. Mr. Yablonsky reported on the Coop’s cash position. Wavecrest was asked to establish a separate account for the “Beautification Assessment”.
12. The agreed that an architect for the laundry room should be retained independent of the window replacement project.
13. The Board discussed the draft 2018 certified financial statement. Ms. Eckhardt agreed to coordinate final Board approval and signing of the representation letter.
14. The Board discussed Board membership, and the upcoming Annual Shareholder meeting, which is scheduled for May 14, 2019.
15. The Board previously scheduled its’ next regular meeting for April 30, 2019.

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

End of Board Notes

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## **OTHER NEWS ITEMS**

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### **ANNUAL SHAREHOLDERS' MEETING**

The 2019 Annual Meeting will take place on Tuesday, May 14<sup>th</sup>. **This year the meeting will begin at 7:00 PM rather than 6:30 PM as it did last year.** Registration will commence at 5:00 PM as before.

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, Walter Chadwick (who is finishing Edward Leahy's term) 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 [rysanekone@msn.com](mailto:rysanekone@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 the Superintendent.

**Please note that this year as in the last, Wavcrest Management Team will be more involved in conducting shareholder registration and quorum determination.**

There will be more to follow about the Annual Meeting in the April newsletter.

Volunteers are needed to help with shareholder registration on 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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## **RETIREMENTS**

The retirement party for Milton and Humberto is scheduled for Friday, May 31, 2019 at 6:30 PM in the Community Room in the basement of the 77<sup>th</sup> Street building. Please stop by to say farewell to Milton and Humberto.

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## **THE BERKELEY SOCIAL CLUB**



The first (official) BerkSocial Game Night occurred on Friday, March 29. Fifteen residents attended and we had a lot of fun playing Sequence and Scrabble. Thank you for all who showed up! We hope to see you all on **April 26 – our next event**. Attendees can bring their own beverages, snacks, and any board game they would like to play with fellow residents. The co-chairs will provide popcorn and tea!!



The Berkeley Social Club!! This club was established by Marina Pomeroy and Stacey Zaretzky. The Club's purpose is to provide a venue and opportunity for Berkeley residents to gather and socialize. "BerkSocials" will be held on the last Friday of every month. If the Friday happens to fall on a holiday, the co-chairs may designate another date for the monthly meeting. BerkSocials are held in the Berkeley Community Room from 7:00 – 10:00 PM. Please feel free to invite your neighbors! (Adults only)

See our website page for more information at: <https://www.theberkeleycoop.com/berkeley-social-club> or email questions to: [MyBerkSocial@gmail.com](mailto:MyBerkSocial@gmail.com). Games Available:

- \* Bingo \* Cards \* Scrabble \* Spinner Dominoes
- \* Mexican Train Dominoes \* Uno \* Backgammon \* Sequence

Marina and Stacey

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### **CHILDREN'S CIRCLE**

The next Children's Circle will take place on Saturday, April 13, 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. All Berkeley children are invited to join us for:

- ✿ Stories and Reading
- ✿ Musical Game Play
- ✿ Music and Musical Instruments
- ✿ Scarf play
- ✿ Crafts
- ✿ Snacks

The complete schedule for the year is on the Berkeley website using the following link: <https://www.theberkeleycoop.com/copy-of-activities> Please contact Peg Russell at 347-813-4842 or [tpeg60@yahoo.com](mailto:tpeg60@yahoo.com) if you have questions.

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### **SCHEDULED BOARD MEETINGS**

The dates of the next Board meetings are the Tuesdays of 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](mailto: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, Marina Pomeroy, and Stacey Zaretsky. 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)  
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**Management Company:**  
Wavecrest Management Team Ltd.  
87-14 116<sup>th</sup> Street  
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Main Office Phone — **718-463-1200**  
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Yolanda Cuadrado — **718-412-3755**  
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**Emergencies (Eves., Wknds. & Hols.): 718-692-7178**