



BOARD BULLETIN

January 22, 2020

We would like to bring to your attention several matters.¹

TAX DEDUCTION LETTER

Attached, please find the 2019 tax deduction letter from Joseph Giannasco CPA, LLC, the Corporation's accountant. It provides information you need for filing your 2019 tax returns. You can also obtain this information on our website: www.BellParkGardens.NYC (www.BellParkGardens.NYC) or by requesting it from the Office via email to: office@BellParkGardens.NYC.

PARKING AND GARAGES

Bell Park has 250 outdoor driveway parking spots and 250 single-car garages for 800 apartments. It is not an easy task to balance shareholder convenience while maximizing fairness. In the past several years, the Board has amended the parking rules to strike the proper balance.

Parking in the driveways on Bell Park Gardens property requires a parking permit, which you can obtain from the Management Office. The cost is \$20/mo for one permit and \$50/mo for two permits.

Shareholders who lease garages from the Corporation may not park in the interior lots, even for a short period. Doing so violates the garage lease agreement. Garage lease holders, however, may obtain a daytime parking permit from the Management Office. The cost is \$10/mo.

Shareholders who do not follow the Corporation's parking and garage rules can be subject to fines, towing, and revocation of parking/garage privileges.

SECURITY AND NOISE

Living in Bell Park Gardens has many advantages, but one thing it does not guarantee is total peace and quiet. Our apartments are attached, sometimes on one side but more often on two sides. A significant number of apartments have an upstairs neighbor or a downstairs neighbor. Shareholders need (a) to realize noise from their apartment could disturb their neighbors, and (b) living in a development like ours is not equivalent to a freestanding private house on an acre of property. With those cautions in mind, shareholders with noise complaints between the hours of

¹ This is a double-sided document. Please read the reverse side.

9PM-5AM may contact our contracted security company, SECURIT, on the on call cell phone at (347) 257-2935.

FEEDING WILD ANIMALS

Even though many people have warm and fuzzy feeling about wild animals, feeding wild animals and birds on our property is prohibited. The reason is simple: doing so attracts other wild animals and vermin. We recently have had instances of squirrels getting into attics and even behind apartment walls. The danger of vermin and other pests attracted by outdoor animal feeding outweighs any other perceived benefits. Again, feeding wild animals – even putting out a bird feeder – is prohibited.

WEBSITE

We encourage residents to visit our website: www.bellparkgardens.nyc to obtain important information and updates, especially before and during any serious weather events or other emergencies.

QUEENS BUS SERVICE

The MTA has announced a draft plan to *radically* change bus service to our area. There are plusses and minuses to the plan. Express bus service to the City will be cut. A new bus route will take people from Bell Park Gardens to the Bayside LIRR station, service we have never had. Another route will take people to the subway stations on Hillside Avenue, reviving service previously provided by the discontinued Q-75 route. The Q88 bus to Queens College and Queens Center shopping will be cut. You review the draft MTA plan at: <https://new.mta.info/queensbusredesign>.

Our City Councilmember, Barry Grodenchik, has notified us of two public meetings hosted by the MTA and our local City and State representatives to discuss the plan. These meetings will occur as follows:

- BAYSIDE: Thursday, February 20, 2020, 7 p.m. – 8:30 p.m. at Korean Community Services, 203-05 32nd Avenue, Bayside, NY 11361;
- BELLEROSE: Thursday, February 27, 2020, 7 p.m. – 8:30 p.m. at the Cross Island YMCA, 238-10 Hillside Avenue, Bellerose, NY 11426

We urge shareholders to attend and represent Bell Park Gardens.

Board of Directors

Brian S. Sokoloff, Esq., President
Kevin O'Brien, Vice President
Mark Ulrich, CPA, Treasurer
Michelle Boniello, Secretary
John Farrell, Member
Ben Wong, Member
Robert Arra, Member



Joseph Giannasco CPA, LLC

Certified Public Accountant

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January 15, 2020

To the Stockholders of United Veterans Mutual Housing No. 2 Corporation

PERSONAL INCOME TAX INFORMATION FOR 2019

We have applied certain procedures, as discussed below, to the accounting records of United Veterans Mutual Housing No. 2 Corporation in order to calculate the stockholders' per share deductions for real estate taxes and interest for the year ended December 31, 2019. This report is intended for your information solely and is not intended to be used by anyone who is not a stockholder of the Corporation.

Our procedures consisted of verifying information with tax authorities, reviewing loan documents which provide data on interest and principal payments, performing an analytical review of the per share deductions to ascertain their reasonableness, and discussions with representatives of the Corporation's management.

Pursuant to the provisions of Section 216 of the Internal Revenue Code, a tenant stockholder of a cooperative housing corporation is entitled to an itemized deduction for a proportionate share of interest and real estate taxes paid or accrued by the housing corporation. Each individual should contact their tax professional as to the deductibility of these items. If you owned your shares for less than the period shown above, you must prorate your deductions; otherwise multiply the number of shares owned by you, as indicated on your stock certificate by the amount per share stated below:

For the calendar year 2019, your **Per Share** deductions are:

INTEREST	<u>\$ 0.0000</u>	per share
* REAL ESTATE TAXES	<u>\$ 54.7836</u>	per share

See Attached Schedule for Real Estate Tax Deduction by Class of Apartment

** If you received any real estate tax abatements such as the New York City Co-op and Condo Tax Abatement, School Tax Relief (STAR), Veterans Exemption or Senior Citizen Exemption, you must reduce your gross real estate tax deduction by those amounts.*

As a result of our procedures, we found that the per share deductions set forth above are mathematically accurate and reasonable. We were not engaged to, and did not, perform an audit, the objective of which would be the expression of an opinion on the per share deductions. Accordingly, we do not express such an opinion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you. This report relates only to the items specified above and does not extend to any financial statements of the Corporation taken as a whole.

Please retain this for future reference.

Sincerely yours,

JOSEPH GIANNASCO CPA, LLC



Joseph Giannasco CPA, LLC

Certified Public Accountant

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UNITED VETERANS MUTUAL HOUSING NO. 2 CORPORATION

Real Estate Taxes deductible by Shareholders on their
2019 Income Tax Returns:

CLASS OF APARTMENT	SHARES ALLOCATED	*REAL ESTATE TAXES
3 1/2 Rooms	84.903	4,651.29
3 1/2 Rooms - End Apt.	85.903	4,706.07
4 1/2 Rooms	100.461	5,503.61
4 1/2 Rooms - End Apt.	101.461	5,558.40
5 Rooms	106.89	5,855.82
5 Rooms - End Apt.	107.89	5,910.60
6 Rooms	112.419	6,158.72
6 Rooms - End Apt.	113.419	6,213.50

Tenants who were not shareholders for the full twelve months of 2019, should pro-rate the above deductions based upon the number of months of occupancy during the year.

*Those shareholders that received tax exemption credits in 2019 for senior citizen, veteran, STAR and/or co-op abatement should reduce the real estate tax deduction attributable to their apartment accordingly.