



BOARD BULLETIN

APRIL 23, 2018

ANNUAL SHAREHOLDER MEETING

Arrangements for the annual shareholder's meeting are continuing. We have a **tentative** date of **Thursday, June 21st**. We are waiting for the school to confirm this date. You will be receiving a **formal meeting notice** and an invitation to apply for the single open Board position and an announcement for candidates' night in the **next few weeks**.

LIGHTING CREDIT REDUCTION

As a result of the replacement of all entrance lighting with new, LED type bulbs, the **electrical credit** given to shareholders who have their lights connected to the system will be reduced from \$3.50 per month to **\$0.75** (Seventy-Five Cents) effective with your May maintenance billing. Less energy is being used, so the credit is smaller.

WEB SITE

Residents are encouraged to visit the site: **bellparkgardens.nyc**. to obtain important information and updates, especially prior to and during any serious weather events or other emergencies.

STORAGE LOCKER PROJECT

We have received several requests for new storage lockers. Sample lockers are available for viewing at: Building 13 / 67-04 218 Street. Viewing of the lockers may be done 9:00 AM - 7:00 PM. daily. If you are interested in obtaining a locker, please go to the coop web site at **bellparkgardens.nyc** for additional information. Those who do not have internet access, please contact the management office for more details.

GARAGE REGISTRATION RENEWALS

Garage registration forms and new lease documents is now scheduled to be distributed to all garage holders during the first week in May. The delay in distribution was due to necessary revisions to the documents. When received, please follow the instructions carefully.

RECORD SALE PRICE FOR AN APARTMENT

We are pleased to inform shareholders that the shares for a two-bedroom duplex recently sold for **\$372,500.00**. This is a record high price for an apartment at Bell Park Gardens. Sales of shares are going very well.

SEE OTHER SIDE >>>

SECURITY SERVICE NOTIFICATION PROCEDURES

It is important for all residents to understand and follow proper procedures for requesting assistance from our security service provider Security USA.

Please review the following important information:

- You may contact the security officer starting at **9:00 PM** 7 days per week by first calling **1-347-698-9952**.
- The **alternate number** for contacting the security service dispatch is **1-212 594-4475**.
- Call the service in order to report suspicious or criminal activity, to report a fire or gas leak **after calling 911**.
- You may also call to report parking violations such as cars parked in the lots without a permit or if you are locked out of your apartment **after** first contacting the afterhours maintenance number **1-718-692-6684**.
- Please do not contact the officer to complain about or correct any noise related issues. These must be reported to the management office, **in writing** by e-mail or letter.

Remember: The security officer's primary duty is to observe, report any criminal activity. They will not arrest or intervene in any situation. Their presence is a **deterrence** to any unlawful activity.

Thank you for your continued support and cooperation.

The Board of Directors:

Brian S. Sokoloff, President
Robert Arra, Vice-President
Kevin O'Brien, Vice-President
Mark Ulrich, Treasurer
Michelle Boniello, Secretary
John Farrell, Member
Mike Spinner, Member