



BOARD BULLETIN

August 29, 2018¹

We wish to bring several items to your attention.

OPEN HOUSES

Effective immediately, all shareholders who have arranged with their broker to have an open house to sell their apartment must have the broker e-mail the Management Office (<mailto:office@bellparkgardens.nyc>) to advise the of the date(s) and time(s) of the event.

LAUNDRY ROOM RENOVATIONS

The Board has selected a laundry vendor to supply us with new energy efficient washers and dryers. The machines will be activated through a card system; the machines do not accept coins. Laundry room renovations will include painting, new lighting, new seating, folding tables, and wheeled laundry baskets.

We expect the project to begin in September. We will supply more details in the future.

GARAGE REGISTRATIONS/AFFIDAVITS/EMERGENCY CONTACT INFORMATION / BICYCLE ROOM 11

All garage registration, occupancy affidavits, and emergency contact information forms must be submitted to the Office by September 1st. Inspections of all garages will follow. In addition, please remember to maintain insurance in effect continuously on your apartment while you are a shareholder.

STORAGE ROOMS

Our first new storage room has been fully rented. We are creating a second storage room. If you are interested in a storage space, you must register by visiting our website at: www.bellparkgardens.nyc. We are creating storage space based on demand; it is important for us to know of your interest. You must let us know by registering.

The Board delayed the deadline for removal of storage sheds from our common grounds until we provided alternative storage space. We now prepared that storage space. Because the space has been rented, we will entertain an extensions for shed removals for those shareholders who commit to taking storage space when the next room is completed.

¹ This is a two sided document. Please read both sides.

PLANNED PROJECTS

The Board is planning several major projects to start over the next few weeks.

Replacement of broken concrete sidewalk areas should start in early September. Since the spring, our staff has worked to eliminate tripping hazards on our walkways.

We will shortly *begin* the massive project of replacing leaders, gutters and fascia boards in throughout the complex. Previous management neglected these items and allowed them to fall into a state of disrepair. Standard practice is to replace these items when redoing roofs, yet there was no such replacement when we got new roofs. This is a costly project, and we cannot replace this infrastructure on all buildings at once; we will continue replacing these items as funds become available. The new gutters will be seamless and have leaf guards.

We have had the parking lots surveyed to prepare for seam and crack repairs, followed by sealing and striping of all parking spaces and safety zones. We hope to start this work in late September.

We have a long way to go to restore our finances to where they should be to make necessary infrastructure repair. Setting maintenance amounts at levels that seemed too good to be true, a practice previous management perpetuated for too long, has its consequences. We cannot ignore infrastructure's needs without risking greater losses. A leaky gutter, if ignored, creates ponding at the ground level, endangering the building's foundation. Unsealed cracks and seams in our driveways endanger the entire driveways.

FEEDING WILD ANIMALS

Please remember feeding outdoor animals, including birds, is prohibited. In recent years, we have experienced a growing raccoon problem. Feeding stray animals contributes to the problem.

CITIZEN PREPAREDNESS CORPS TRAINING

New York State is conducting a Citizens Preparedness Training Program on September 26th. This important disaster preparedness/emergency training lasts for one and one-half hours and will be held at a public school in Queens Village. See flyer, attached.

Thank you for your continuing cooperation and support.

Board of Directors

Brian S. Sokoloff, Esq., President
Robert Arra, Vice President
Kevin O'Brien, Vice President
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