



# BOARD BULLETIN

July 18, 2018<sup>1</sup>

We wish to bring several items to your attention.

## **ANNUAL SHAREHOLDER MEETING AND ELECTION**

The annual shareholder's meeting was well attended. Board President Brian S. Sokoloff, Esq. summarized issues and projects. The President's report was followed by a detailed financial review presented by the Board Treasurer, Mark Ulrich, CPA. Ballots were counted, and we were advised that a quorum had not voted. A count of all votes, both present and by proxy, showed a quorum was not present. The result of that is the existing Board Member, Mike Spinner, remains in office and will serve until the next election, at next year's Annual Meeting.

## **AIR CONDITIONER REMOVAL AND DISPOSAL**

Residents must use this procedure to dispose of window air conditioner:

- a. Removing or installing an A/C unit is a "private job". If you need assistance with removing an A/C unit and placing it at the front of your building for collection, contact the Maintenance Office.
- b. New York City law requires all air conditioner units to be "decommissioned" before disposal. "Decommission" means removal of the coolant from the unit.

If you are purchasing a new window A/C unit:

- Arrange with your A/C dealer or a scrap metal dealer for removal of the old A/C unit.
- If want a metal A/C panel fabricated for your unit, Bell Park will provide the panel for \$85.00. Installation of the panel is a "private job." You can have Bell Park Staff or the A/C/ dealer install it for you.
- If you are installing an A/C unit of 8,000 BTUs or more, you must inform the Maintenance Office. Units of this size require special mounting brackets that should come with the new unit. A metal window panel is also required, which will Bell Park will provide for \$85.00. Installation of the new A/C unit in your window is a "private job".
- If you are removing an A/C unit and need a new window sash (half-window) installed, the cost of half-window sash is \$200.00. There is a \$100.00 charge for installation.

## **BICYCLES AND BICYCLE ROOM CLEAN OUT / BUILDING 11**

All residents storing bicycles or other similar belongings in the Building 11 laundry room/bicycle storage area must register their bicycles with the Management Office by September 1, 2018. When registering, you will receive a small numbered permit sticker for your bicycle(s), stroller, or other items

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<sup>1</sup> This is a two sided document. Please read both sides.

permitted for storage. Until new racks are installed, properly secure your bicycles. You may not leave bicycles at apartment entrances in a manner impeding ingress or egress from the entrance.

### **SMOKING POLICY**

New York City law requires us to adopt a smoking policy. Please find our new smoking policy attached.

### **ANNUAL RESIDENCY AFFIDAVIT & INSURANCE REMINDER**

The 2018 residency affidavit and insurance reminder information will be distributed under separate cover.

### **STORAGE SHEDS**

The Board, at its most recent meeting, unanimously adopted a new policy on outdoor storage sheds. Shareholders with outdoor storage sheds must remove them from the coop grounds no later than September 1, 2018. Any sheds found on the property after that date will be removed from their locations and disposed of by our staff.

If you plan to dispose of your shed yourself, please be advised you cannot dispose of it on Bell Park Grounds, including at the bulk disposal area. Please contact the Maintenance Office at (718) 229-1871 to arrange for dismantling and/or disposal of your shed.

The Board waited until it provided shareholders with an alternative for storage of items kept in the shed. We have created secure wire storage lockers in Building 13, and are prepared to create more such lockers (in Buildings 33, 15, and 3) if we have demand for them. If you need storage space, please visit our website at: [www.bellparkgardens.nyc](http://www.bellparkgardens.nyc) or contact the Management Office.

### **OUTDOOR COOKING GRILLS**

If you use a grill, please be advised the New York City Fire Department regulations require you to keep your grill at least ten feet from your building when in use. Only charcoal grills are permitted. Dispose of all ashes in the cans provided for this purpose at each garbage room entrance. Do not dispose of your ashes in the bins used for general trash.

### **POOLS**

If you use a “kiddie” pool, please empty it and store on the side of your building after use or overnight. When filled and not attended during the day, place a rigid cover over the top of the pool to prevent children from falling into the pool.

Have an enjoyable summer.

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  
Mark Ulrich, CPA, Treasurer  
Michelle Boniello, Secretary  
John Farrell, Member  
Michael Spinner, Member