



BOARD BULLETIN

February 20, 2018¹

There are several items we wish to bring to your attention.

SHAREHOLDERS MEETING TO DISCUSS FINANCES

There will be a meeting of shareholders on **THURSDAY MARCH 8TH** at **7:00 PM** at **PS 46** (64-46 218th Street). We attempted to secure the school for a night in February, but we could not do so.

We encourage all shareholders are encouraged to attend this meeting. The Board will discuss our progress towards rebuilding our reserve fund, reducing our controllable costs, and increasing shareholder value.

NEW DAYTIME DRIVEWAY PARKING PERMIT TEST PROGRAM

Our new parking regulations have opened our parking lots to more shareholders, which was their aim. Shareholders who work late shifts can find parking spots in our lots when they return home. Our lots still reach capacity in the overnight hours, which means we have issued a reasonable number of parking permits.

Our lots appear to be underutilized during the daytime hours, however. Shareholders who do not have – or cannot obtain -- driveway permits might benefit from a permit enabling them to park in our driveways during daytime hours. To assist these shareholders, on a trial basis, we have initiated a program of issuing daytime parking permits.

The new daytime parking permits will enable shareholders to park their vehicles in our lots **weekdays from 8:00 a.m. to 4:00 p.m.** These permits are not valid for any other times. They are not valid on weekends. The new daytime parking permits will cost \$10 per month.

All parking regulations, including the ban on out of state vehicles, commercial vehicles, and TLC vehicles, remain in effect. The regulation barring parking permits for shareholders with garages and the regulation capping parking permits at two per household shall be waived for those shareholders seeking a daytime parking permit.

This is a pilot program designed to maximize usage of our driveways and convenience to our shareholders. We will we will carefully monitor daytime capacity to ensure that regular parking permit holders can find spots during the day.

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

Shareholders will find more information and an application form for this program at our website: www.bellparkgardens.nyc. Shareholders without a computer or internet access should contact the management office at (718) 229-1717 from 10 a.m. to 3 p.m. to receive the necessary documents.

CHANGE IN ALTERATION RULES/WORK PROTOCOLS/HOUSE RULES

The Board has reviewed its rules about hours of permitted alteration work. On the one hand, we seek to make sure shareholders have peace and quiet on weekends; on the other hand, we must make sure we allow for sufficient time for alteration work for those shareholders contracting for such work. Effective immediately, we are revising the House Rules and all documents relating to on site work as follows.

- (1) Alteration work in apartments is permitted **from 8 a.m. to 6 p.m. weekdays, and from 12 p.m. to 6 p.m. on Saturdays.**
- (2) No alteration work of any kind is permitted on Sundays or these federal holidays: New Year's Day, Labor Day, MLK Day, Presidents Day, Memorial Day, Veterans Day, July 4th, Thanksgiving Day and the following cultural/religious holidays: Christmas Day, Rosh Hashanah, Yom Kippur, Chinese New Year, Columbus Day.

Contact the Management Office for more detailed information on the amended rules.

STORAGE ROOM PROJECT

Construction of individual storage lockers in one room has been completed. The room is being readied for shareholder viewing. Once the room is opened for shareholder viewing, we will provide location, pricing, and other information.

LIGHTING PROJECT UPDATE

Improving the quality of our lighting and making it more energy efficient has been major goal of this Board. As you may have noticed, we have installed energy-efficient LED bulbs to replace the old, energy-inefficient light bulbs over our doorways. These lights better illuminate the fronts of our buildings, yet use about 85% less electricity than the previous lights. We were able to install these LED light bulbs in our existing fixtures, saving us from spending money on replacement fixtures while providing the energy savings we were seeking. Installation of these LED bulbs should be completed soon.

We are also replacing other lights on our grounds with energy-efficient LED lights.

WINDOW GUARD NOTICE – REMINDER

You should have received a notice regarding window guards. Send the form in the self-addressed stamped envelope provided with the form. Do not bring the form to the Management Office.

GARAGE REGISTRATION RENEWALS - UPDATE

The Office shortly will send garage registration forms and new garage lease documents to shareholders with garages. Please carefully follow the instructions for returning the registration form and lease copy to the Management Office.

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