



BOARD BULLETIN

January 29, 2018¹

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

SHAREHOLDER MEETING

We expect to have a shareholders meeting on **February 22, 2018 at 7 p.m.** We plan to update shareholders on the finances of the Corporation. We will provide further details about this meeting soon.

SNOW REMOVAL

As a reminder, please do not park in driveway parking spaces marked with a blue diamond when we have installed the red “snow emergency” signs on the signposts.

To efficiently and cost-effectively manage our manpower and equipment, we have redirected our snow removal priorities. When we receive a significant snowfall, during and immediately after the snowfall, our priority will be to clear front stairs, walkways, sidewalks, driveways, and parking lots. Do not expect immediate clearing of areas behind buildings in the immediate aftermath of a snowfall. We will undertake to clear pathways to laundry rooms and garbage rooms. In some cases, we will not clear paths behind buildings where we deem such clearing unnecessary.

STAFF CHANGES

Mark Gottesman has retired from his Handyman position. We wish him a healthy and enjoyable retirement.

We have hired a new Office Assistant in place of the previous occupant of that position. We welcome Ms. Jessie Neilly to our office staff as a part time employee. Ms. Neilly has a background in banking and administration.

NEW PICK-UP TRUCK

The Corporation purchased a new Ford F-250 pick-up truck. Our other two trucks are very old, and we needed at least one reliable vehicle. The new truck has snow plow capabilities and is a welcome addition to our fleet. Our other trucks and mechanized equipment have received extensive overhauls to prepare for winter service. We plan to keep the older trucks until the cost to maintain them becomes prohibitive.

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

PARKING RULE AMENDMENT

Effective immediately, residents may not park their cars in our driveways when hidden under a vehicle cover of any kind. To park in our driveways, our security personnel must be able to see the entire outside and inside of a vehicle without removing any coverings.

HOUSE RULE ADDITION

Effective immediately, residents may not keep or store any living or dead livestock, meat, fowl, or fish on Bell Park Gardens grounds, including inside and outside of any apartment or on any common grounds, except that stored in a refrigerator or freezer.

We were shocked and disgusted by a shareholder hanging meat in a common area of our grounds. Although one would think common sense and a sense of decency would prevent a person from doing this, we hereby ban the practice by the adoption of this House Rule.

This Board intends to use all of its powers to clean up the look of our grounds. Shareholders are advised to look closely at the areas adjacent to their apartments. The days of using such space as a broom closet, mop storage, or to store piles of junk will soon be over.

OUR WEBSITE

To help move the Corporation into the 21st Century, this Board created a website. It has been up and running for several months. We are continually improving the site. You can find important advisories and information on the site, and we urge shareholders to check the website periodically. You can access it at: www.bellparkgardens.nyc

STORAGE ROOM PROJECT

Construction of individual storage lockers will be completed shortly. We have designated one room as a model for residents to see the size and type of storage space soon to be available to them. We will have more information on location and pricing soon.

LIGHTING PROJECT

We continue to research and plan for more cost-efficient and more visible lighting of our premises. This involves lights illuminating our driveways and paths and lights to illuminate our apartment entrances. We removed the wasteful and improperly installed lighting fixtures purchased by our prior Board and Property Manager for a reason we cannot fathom. For the lighting above the entranceways to our apartments, we have examined several new fixtures of various styles and have found none to be satisfactory to light or in look. We have recently installed new bulbs in existing lighting fixtures on a portion of our property to observe the look. That could be the solution we come up with for the near future. We are being very deliberate in coming to this decision. It is an important decision, and we want to be comfortable we are making the right decision, both financially and aesthetically.

WINDOW GUARD NOTICES

You should have received, or will soon receive, the annual window guard notice and certification required by law. Please follow the instructions for completing and returning the form. Send the form in the self-addressed envelope provided. Do not bring the form to the Office.

GARAGE REGISTRATION RENEWALS

Over the next few weeks the Management Office will send to garage holders both a Garage Registration Form and a new lease document for their garages. Please follow the instructions carefully on returning the registration form and lease copy to the 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