



BOARD BULLETIN

MARCH, 2018

ANNUAL SHAREHOLDER MEETING

The Board is pleased to inform you that they are in the process of arranging for the annual shareholder's meeting. It will be held on a weekday evening in late **May**. You will be receiving a meeting notice, and an invitation to apply for the single open Board position and an announcement for candidates' night.

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 & BICYCLE ROOM PROJECTS

Construction of individual storage lockers have been completed at the prototype location: 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.

The clean-out of bicycle rooms is still being planned for later this spring. You will be informed of the dates and procedures.

LIGHTING PROJECT

The staff continues to install new LED type lighting and fixtures throughout the site. We expect that this work will be completed by early this summer. Conversion to LED fixtures will then be done in all interior mechanical and common areas such as laundry rooms, storage rooms, boiler and bicycle rooms.

PARKING

Effective immediately, any vehicle that has no parking permits displayed, will have a parking violation sticker placed on the driver's side rear side window, in addition to being towed.

GARAGE REGISTRATION RENEWALS

Garage registration forms and new lease documents will be sent to all garage holders during the first week in April. Please follow the instructions carefully.

SEE OTHER SIDE >>>

ALTERATIONS AND WORK PERMITS

Our alteration permission process continues to be improved. One new aspect of our procedures is that all **newly approved** alteration agreements require the display of a Bell Park Gardens **work permit**. These permits are issued by the management office (not by the City Department of Buildings) and must be displayed prominently in the window of the apartment where the work is being done. Two types of permits are currently being issued: A **green** permit for regular alterations and a **yellow** permit for demolition or cleanout of an apartment by a **shareholder** (not a contractor). If you see any alteration or construction taking place in an apartment, please check to see if either of these permits are displayed. If they are not, please contact the management office **during regular business hours** (8:30 AM - 4:30 PM on weekdays)

STORM DOOR REPLACEMENT

The Board of Directors, having reviewed various options relating to choosing a new storm door design and construction, has decided to lift the moratorium on installation of storm doors. The storm door type issue, will be a part of the master design plan for the development currently being considered by the Board. Contact the maintenance office for cost and procedures. Shareholders **may not** install any doors on their own but must arrange for the installation by the maintenance staff.

COMPLAINT PROCESS REMINDER

Shareholders who may have an administrative or maintenance service related complaint should first contact the management office. If the complaint is not resolved in a timely manner, you may contact the Board of Directors, in writing to seek additional relief.

CONSTRUCTION DUMPSTER ACTIVITY

From time-to-time, large construction dumpsters are parked on the site. These dumpsters are used in connection with debris removal from various construction activities. The dumpsters must be registered with the management office. **Do not use the dumpsters for deposit of any household garbage or personal items you want to discard.** Significant violation fees will be charged to any resident found to be using the dumpsters in violation of this policy.

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