



BOARD BULLETIN

September 27, 2018¹

We wish to bring several items to your attention.

IMPORTANCE OF READING BOARD BULLETINS

Board Bulletins are legal communications to shareholders. They can impose legal obligations on shareholders. It is important for shareholders to read all Bulletins from the beginning to the end. Recently, shareholders have sought to excuse their failure to comply with obligations conveyed in Bulletins by saying they do not read the Bulletins. This is not a valid excuse.

LAUNDRY ROOM RENOVATIONS

The maintenance staff has started preparing laundry rooms for the new laundry equipment. This process requires them to close some laundry rooms for several days. Once renovations are complete, the old machines will be re-installed until the new equipment is available, which we expect to be in mid-October. While renovations are in progress, use nearby open laundry rooms.

OUTDOOR SHEDS AND INDOOR STORAGE LOCKERS

As we have explained in previous communications, the decision to rescind permission for outdoor plastic storage sheds required balancing competing interests. On the one hand, in the view of many (including the entire Board), the sheds diminish the aesthetic appeal of the property. None of our neighboring developments permit sheds of this type, and the comparison in overall appearance is stark. On the other hand, in many – but not all – cases, people received permission from management to purchase and use the sheds. Besides that, they came to rely on the additional storage.

The Board built out storage lockers for people to rent, easing the loss of space from an outdoor shed. The Board will authorize construction of more storage lockers, in other locations, if we learn of demand for additional lockers.

To further reduce hardship to those losing storage sheds, the Board recently approved this additional measure: any person with an approved shed who seeks to rent an indoor storage locker will receive for six months a \$25 per month credit for an indoor rented storage locker once they occupy a storage locker.

If you have not already done so, if you are interested in a storage locker, you must register for one at the Bell Park Gardens website: www.bellparkgardens.nyc.

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

As the deadline to remove storage sheds has passed, please be advised we will remove any remaining sheds in the coming weeks.

PLANNED PROJECTS

We expect a contractor to replace broken concrete sidewalk areas in early October. Staff has been repairing tripping hazards throughout the grounds since the spring.

Work on replacing leaders, gutters and fascia boards in some buildings should begin in October. This will be an ongoing project.

Depending on weather and temperature, also in October, we expect to repair seams and cracks in our parking lots, followed by sealing and then striping parking spaces and safety zones. If conditions do not permit work this season, work will begin in the spring.

FALL CLEAN-UP

Residents are reminded that if they have any garden or landscaped areas not cleaned by the landscape contractor, these areas must be properly prepared for the winter season.

In addition, any grill must be covered with a proper, fitted cover (no plastic bags, etc.). Preferably, these grills should be placed in a storage room for the winter season. Tools and other implements must be properly stored inside. Hoses must be removed and stored in your apartment or in a storage room.

GARAGE INSPECTIONS

Garage inspections will start soon, without advance notice.

If you are garage holder, make sure that the garage can fit your vehicle. Garages filled with household or business items or anything else that make it impossible for a car to use the garage violate the garage license, and the shareholder will lose the garage. .

- **If you have a padlock on your garage, you must provide the Maintenance Department with a key to that lock.**
- The Maintenance Department will remove locks with no keys available to it. Thereafter, Maintenance will install a new lock and will charge the shareholder \$50 for the replacement lock service.

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