

# TRUMP VILLAGE ESTATES GAZETTE

## Helpful Reminders

### PARKING LOT SPEED

The parking lot speed limit is 5 MPH. Respect the rights and safety of your friends and neighbors by observing the speed limit. Violators are subject to a \$100 fine for each incident

### RECYCLING IS THE LAW

#### **Be part of the solution and help maintenance do its job properly**

Each compactor room has blue and green recycling bins with clear picture posters showing what goes in which bin. **No raw garbage can be placed in any of the bins. All food waste must go down the incinerator- not in the bins.** Help to keep Trump Village Estates pristine and free of pests and rodents. By recycling you avoid violations from the city.

### All Dogs must be registered with the office.

If you have gotten a dog in the last year then you must register it at the management office. A violation of \$1,000.00 will be issued for any unregistered dogs.

## Major repairs starting at Trump Village Estates



Within this year we will begin to see many changes and improvements to our homes. On March 29 the Board of Directors held a special information meeting concerning the recent loan which addresses these improvements. The work that should have been started eight years ago is now finally beginning.

In 2009, bricks began falling from Bldg 4A.-Upon inspection, the Department of Buildings (DOB) stated that we must

put up bridging as per local law 11. TV3 has received numerous violations due to the falling bricks and the condition of our facades. During their inspections, they noticed that the balconies needed to be repaired as well, due to falling concrete and bricks as well as from corrosion of the metal which surrounds the floors of the terraces. TV3 complied with Local Law 11 by putting up shedding to prevent falling debris from hurting anyone. The shedding in addition to being unsightly, has cost approximately \$150,000 per year since 2009.

Engineering and architectural professional consultants were brought in but the project was continually delayed until now. Currently we are working with Antonucci and Associates, an engineering and architectural consulting company. They have been advising the board on the two main repair projects which are the facades and parking lot. Tests were conducted on two lines of each building. The results of the testing showed that we do not have to replace the full balcony but rather repair them. The parking lot testing involved drainage and soil analysis, which is standard procedure before such a project is undertaken. The board with the help of the consulting firm considered the bids of ten companies for the balcony work and six for the parking lots. The board met with and interviewed the final four of each of those compa-

nies . In addition, we visited properties which had had work done by these companies to see the work first hand and also spoke with members of their boards for recommendations. The current work which will begin shortly, is not an aesthetic choice by either our shareholders or board. It is necessary and must begin immediately. Fortunately the majority of the current board and management has made every effort to make sure that this work has already begun.



Upper hallway improvements are vital for the fiscal future of our coop. Future buyers look for amenities as well as the appearance and upkeep of the property that they will be investing in. We all take pride in the appearance of our homes and the upper hallways are very much a part of that. While this may seem like a low priority issue by some, it has been an ongoing issue for most cooperators for a very long time. Currently, new garbage chutes are being installed to make our recycling efforts even more successful.

The condition of our parking lots have deteriorated due to lack of proper maintenance and Hurricane Sandy. Prior efforts to to resurface the lots after Hurricane Sandy were a temporary fix but did not address the underlying soil issues. This has increased our insurance premiums because of the serious accident hazards that the current conditions cause. They must be repaired.

The Co-op was able to get a a 25 million dollar loan at the best rate, which will help cover most of the costs for the balconies, facades, parking lots, upper hallways and other projects as well as the costs of the violations TVE received. The amount of the loan was determined by the final bids of the projects with allowances for change orders. By the majority of the board agreeing on this amount, the coop is still able to retain its reserves for any emergency situation. Additionally, the reserve accounts are favored by banks lending to new buyers who are seeking a mortgage. The assessments started in February, coinciding with the initial monthly payments of the loan to the bank. The assessment amount is based on the monthly payment amount due to the bank which is divided equally among all the shareholders (per share). The board consulted with legal counsel, our accountants and Akam's professional management services before securing the loan. Additionally, before finalizing the contracts with each vendor, the board sought complete review by legal counsel and the contract experts at Akam Associates. Some have questioned why we are repairing all balconies now. The answer is that it would be fiscally irresponsible of the board not to address all work now since the biggest expense is mobilization of resources. To attempt to repair another 20% more terraces in a few more years, would cost the coop millions more. Additionally, each time we would have to borrow more money, we would also have to pay additional closing costs for each new loan.

In order to protect the coop, its assets, and property, and to ensure that the repair projects are conducted in a timely and cost effective manner, the board agreed to hire an owner rep. It is the owner reps' responsibility to make sure that both the vendors and the consulting firm are on site, on schedule and within budget. Allied CMS, the designated owner rep for Trump Village Estates, verifies all purchases as well as the status of any change orders. Allied, the vendors and our managing agent will be communicating directly with management on the status of repairs and the work schedules. All balconies must be completely clear of all furniture and bins for work to proceed. Parking spots ( in segments) must be vacated until re-

pair work is completed. **Please make sure that the office has your current phone contacts for all future communications to avoid the cost of towing or accidental destruction of property.**

**Board of Directors Elections-** a very dedicated group of shareholders work extremely hard to ensure that our annual board of director elections are honestly run with a specific set of rules for all candidates. This committed group of individuals make up your election committee. Our current chairperson, Stuart Medow, has graciously volunteered to fill the shoes of our former longtime chair, Mr. Joe Spivak. May 11th was candidates night. Shareholders had the opportunity to question candidates on their opinions and on what they would contribute to our coop. Every registered candidate is allowed to distribute their own campaign material. They must state beforehand, who will be assisting them in distributing the flyers or cards. The material must identify who the candidate is.

PLEASE NOTE: **Whatever is being circulated without a signature is meant to disrupt an honest election.**

The question that we should all ask ourselves is- why are people afraid to sign their names? Legitimate candidates will publicly state their position on issues and what they will do if elected. All shareholders must ask themselves these reasonable questions in order to make an informed decision. All shareholders of record are allowed to vote. There is one vote per household. **Election Day is June 13th.** Please vote on election day or mail in your proxy which you have already received in the mail.

**Landscape Committee-** Our hardworking Landscape Committee is coordinating new plantings, additional soil and fertilizer on an ongoing basis to beautify our property. Their latest accomplishments include addressing the erosion of soil over the oil tank behind Bldg 4 and planting 52 bushes.

### **MANAGERS REPORT**

Our General Manager, Barbara Perry-Clark, encourages all cooperators to contact the office for any concerns that they have. Her motto is “do not suffer in silence”. If there is a problem, inform the office so that they can address it.



**Parking Lot Speed Limit-** The speed limit is 5 miles per hour. Do not risk losing your parking privileges. Respect the rights of all pedestrians especially children and seniors. Do not risk a violation and more importantly, a tragedy. The speed limit is strictly enforced for the safety of all residents.

**Feeding Birds and Squirrels-** This attracts rats to our property. \$100 fine for each incidence.

**Trump Village Estates new brochure-** Everyone received the new brochure attached to last months bill. Take time to review it so that you are aware of all the amenities, services and privileges available to you as well as all possible violations and administrative charges.

**Parking Registration-** We are finalizing our new parking contracts. Parking registration will now be done annually on a rolling basis. Shareholders will be notified when re-registration begins. Management and the Board of Directors wish to acknowledge the members of the parking committee for the outstanding job they have been doing to ensure that parking is only for current shareholders and that the waiting list keeps moving.

**Parking Passes-** Please note that you are allowed only three guest passes for your parking spot per month. It is the responsibility of the shareholder to notify security and obtain a pass to avoid a violation or booting.

**Laundry Rooms-** Please notify the office if there are any issues with the the Laundry rooms, we want to make sure that all machines are operational and the rooms are clean. Do not assume that the next shareholder will do that for you.

**Maintenance Payments-** Please submit maintenance payments no later than the 5th business day of the month, this will ensure that your payment is posted prior to the next month's bill.

**Recycling is the law-** Do not leave furniture or items like baby seats in your compactor rooms. Please contact the maintenance department for proper removal of such large items.

**Website-** The TV3 website is up and running. Thanks to the assistance of board member, Konstantin Gaber, our website is now more interactive. We will be posting information to the site such as the 2016/2017 financials, board minutes and useful forms such as reserving the elevator for deliveries. Please contact the office with any suggestions for web content. This is **your** website. All constructive ideas are welcome.

**The link for the website is: <http://trumpvillage.net>**

**WATCH YOUR BUTTS !!**

**Cigarette Butts- This is your home!**

New York City Health Codes mandate that there is no smoking within 30 feet of any building. We ask you to help us keep the grounds clean. You pay the salaries of the maintenance staff. Wouldn't you rather your money go to keeping the lobbies and hallways cleaner instead of them wasting time cleaning up after you? Please do not discard your cigarette butts on the grass or any other areas around the property. Please use the cigarette disposal units near each entrance. Do not empty your car ashtrays in the parking lot. Dispose of your butts in a trash bag. TV3 is not your ashtray! Thank you for your cooperation.

**Gym Rules Reminder-** Gym memberships are still available. Please stay tuned for announcements for new registrations and re-registrations. Get in shape for the summer! Please remember that you can not drop weights on the ground while using or placing them back. Be considerate of your neighbors who live above the gym. Use of a membership card by anyone other than the member is subject to a \$150 fee for the first offense and cancellation of membership with no refund for the second violation.

**Trusts-** We are resuming trusts. When converting to a trust the shareholder is subject to the flip tax. If you are interested in doing a trust you must complete and submit certain documents. These documents are available at the management office.

**Extermination Policy-** The exterminating company is at TVE twice a week, every Tuesday and Saturday. If you are in need of their services, please call the office to get on their list. If you have bed bugs you will need to call your own exterminator to deal with the problem or use the coop's for a fee. The coop is not responsible for the treatment of bed bugs.

**JASA-**We encourage all seniors to reach out to JASA also known as Trumps United NORC . Their new director is Andrea Herskowitz. They are located right here at 458 Neptune Avenue. Their phone number is (718) 372-8815. There are a number of programs that provide many benefits for our seniors. One exciting program is the Abraham Lincoln High School Technology Mentors. These students will help with cell phone questions, instruct you how to use social media such as Facebook, Snapchat and Instagram. They will enable you to be able to make video calls with your friends and family! No

longer drive? No problem, they will teach you how to shop online!

## Introducing our new Operations Manager, Mr. Evan Winkler!!

Evan has extensive experience in property management and is highly qualified. He started working at Trump Village Estates back in October. He hit the ground running and hasn't stopped moving since! Recently, he was able to carve out a little time to sit down and speak with me.

**(DW): Good morning and welcome to Trump Village Estates. I wanted to take this opportunity to introduce you to our shareholders.**

(DW): What experience do you have in property management?

(EW): I have over ten years of property management experience. I hold Property Manager Certifications such as RAM (Residential Apartment Manager), CMM (Certified Manager of Housing), and CMM (Certified Maintenance Manager) as well as several other FDNY, OSHA, EPA, NYC DEP certifications. Over the course of my career, I have managed hundreds of Buildings throughout the five boroughs. In doing so, I have experience in overseeing capital improvement projects including creating and managing budgets, and I've worked with city agencies to ensure all codes and guidelines are met.

(DW): What in your background, education and experience uniquely qualifies you for the position of manager of Trump Village Estates?



(EW): I have a diverse background in property management from resolving day-to-day issues to overseeing large renovations and repairs. In addition, I'm constantly educating myself on regulations and obtaining new credentials that benefit my employer. I've also built a reputation on quickly and safely resolving situations. I truly care about the well-being of tenants and will go above and beyond to ensure their overall comfort.

How would you insure that Trump Village Estates is hiring the most qualified and most affordable contractors?

(EW): This is a great question. Choosing the wrong contractor can cost you both short term and long term. That's why it is important for me to conduct thorough research. This includes checking with other management companies, other buildings, co-workers to see their experiences with contractors and certain similar projects they had done. I ask important questions such as how long have you been in business, and what are your qualifications and licenses. Even reviewing their certificate of Insur-

ance is quite telling. The internet is a great resource. Within the past 10 years, I've worked on hundreds of capital improvement projects, and reviewing feedback has helped in the selection of qualified contractors.

(DW) Many cooperators complain about the appearance of our property both inside and outside. What is your plan to improve that?

(EW): Communication is key to improving our appearance. It requires constant communication between the residents, management, security and the maintenance staff to report issues and solve issues.

(DW): What standards do you expect from our maintenance, office and security departments and how would you improve them?

(EW): The standards I expect are reliability, accountability, communication and positive attitude. Also, each department's success ultimately relies on the cooperation of others. Sometimes that is not communicated and departments can work in a vacuum. If we set goals that are achievable through teamwork,

and showcase how each department plays an important role in our success, we can ensure we can elevate intradepartmental relations and work cohesively to address issues and accomplish goals.

(DW): How do you plan to familiarize yourself with our unique community?

(EW): I've already immersed myself in the community by proactively building relationships. In fact, I've already connected directly with several residents, and will continue to broaden my outreach. Being a part of Trump Village Estates' unique community is important to me, and I will proactively continue to familiarize myself every day.

(DW): How would you describe your management style?

(EW): I would say my management style is inclusive. I have an open-door policy and am willing to hear ideas and feedback. Overall, my goal is to build a team that is accountable, proactive, responsive and professional. I also serve as a mentor to my team to enhance their overall knowledge and broaden their skillset.

(DW): Since your arrival what have your priorities been regarding improving our property?

(EW): Since my arrival, my priority has been focused on the maintenance staff. I continually meet with them to improve communication and build relationships. To date, we have adjusted their schedule to positively impact the cleanliness of the buildings and compactor rooms; installed motion sensors in all compactor rooms; met with Security to make several improvements; addressed several Local Law Requirements; met with current vendors to address contractors' accountability and performance; helped remove any and all violations on buildings; and made changes to maintenance procedures to help organize and track materials, work orders and other related issues.

(DW): Thank you for your time this morning.

(EW): You are quite welcome.

Evan is always walking around the property making sure that your buildings look their best. If you happen to see Evan in and around the property take a moment to introduce yourself to him. He looks forward to meeting all TVE residents.

[Please reach out to the management office with any questions or concerns.](#)

## **Farewells-**



**This past winter we lost two great friends of the Trump Village Estates community. Joe Spivak was the long time chairperson of the Election Committee. Joe served our Coop with a deep sense of pride in the promise of TV3 and the goodness of its many volunteers. I reached out to his friends and asked them to help describe Joe. The Election Committee members had the following thoughts, in memory of Joe Spivak, long time committee chairperson.**

**Warren Hirsch of the Election Committee wrote:**

**"For over ten years, Joe devoted himself to seeing that our elections were run fairly, efficiently, and as free of rancor as possible, and with the best interests of all cooperators at heart. He was a loyal friend both on and off the Election Committee and deeply principled in his dealings with candidates, board members, managers and cooperators. He worked hard to reconcile differences and prevent cooperators and others with special agendas, from placing their interests before those of the co-op and fellow cooperators. But, above all, he was a good per-**

son, with high principles and a strong sense of what was right and wrong - and acted upon these beliefs. I'll miss you Joe, Rest in peace, dear friend."

Stuart Medow of the Election Committee wrote: "Honesty and integrity. That is what I will remember most about Joe. He was always concerned about the Co-op. In his capacity as Chairperson of the Election Committee, it was his way of making sure that we were governed by the best possible shareholders. Joe, rest in peace my good friend....."

"Ruth Fennell of the Election Committee wrote: "Joe was a real "people person", always ready with a wargreeting, and a helping hand with any problems. Rest in Peace Dear Friend. We will miss you!"

Jeffrey Bratter of the Election Committee wrote: He was a devoted chairperson, making sure that all Board of Directors elections during his many years of leadership, were conducted fairly and free of outside influences. Those of us who knew him, wish we had more time to thank him for his contribution towards the betterment of our Co-op."

Herb Goldberg was a board member for many years. I reached out to his long time friend and former board president, Sol Cooperman to help describe Herb.

Sol wrote : "In the many years that Mr. Herbert Goldberg lived here, he was totally dedicated to not only the Men's' club( President),the Boy Scouts, but also a dedicated member of the board of Directors serving under different managers as President and Treasurer, and on many committees. He devoted himself to the well being of its cooperators and the cooperative. His concern and love of the corporation goes without saying, he was the ultimate Mensch respected by many and loved by all who knew him. His passing leaves a void to this corporation that cannot be measured. Rest In Peace my dearly departed friend."



The board and the management extend our condolences to the families of our devoted friends. In honor of both men, TVE is requesting that all co-operators participate in ["Meet Your Neighbor" night on Wed, June 12th at 7:00 PM.](#) We are a community that cares about each other. You never know when you might need someones help. Please meet at your floor's elevators to introduce yourself to your neighbors. Share your contact information with someone on your floor. In this way, in case there is an emergency, your neighbor(s) will know who to contact on your behalf. Also please make sure to inform the office of all your contact information. If you know of an elderly neighbor on your floor, reach out to them and ask for their contact information should they need help in the future. [Mark your calendars for June 12th at 7:00PM.](#)

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**Cooperators Corner-** We are asking all shareholders to contribute stories, poems, pictures, recipes, especially stories of local heroes. This issues' submission is by Rochelle (Shelly) Berfond.

Our Neighbor Tommy

A very special original Trump Villager passed away on December 7, 2016, Pearl Harbor Day. This date has a special meaning to me since it is also the day my dad was born. Tommy Bucaria and my dad were very much alike. Both were kind, listened with both ears, and always had an encouraging thing to say. Tommy lived in Building 3B for 52 years. He was a quiet man, one you looked forward to bumping into everyday, whether in the elevator or passing in the hall. I will certainly miss his, "Hi Shell, how is it going?"

Tommy was an icon in our building just like my dad was in his Bensonhurst neighborhood, for over 50 years. They were both respected and liked by everyone and always offered a helping hand when it was needed.

We will miss you Tommy, but certainly will never forget you!

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We live in an amazing and unique neighborhood. Some images from the annual New Years Day Polar Bear Plunge, held just a few blocks from our front door. It is a chilly and festive fun family event!



(All Gazette images- Diane Wolfe)

