

TRUMP VILLAGE GAZETTE

Board Updates

Board President, Al Savdie, has been attending every construction meeting with Proto, the engineers and the owner rep. to ensure contract compliance. He has been seeking alternate parking solutions in light of the DOB regulations. Recently he hosted a successful and well attended "sing along" with shareholders. It was a refreshing respite from the heat and the construction repairs.

Security Committee

Eugene Likhterman along with Steve Kogan and assistant manager, Evan Winkler, has assessed and is now planning a full replacement of our aging security system. The board met with several companies and are awaiting final bids. Eugene held a recent meeting with Cambridge Security to clarify their responsibilities.

Parking Committee

Under Maryana Netis's guidance, the wait list has been cut by several years and illegal spots have been reclaimed. Registration will be held in the near future. Committee members worked closely with management and attorneys to craft a new parking agreement.



(Board members meet with contractor and architects)



MUSINGS OF A BOARD DIRECTOR

One Saturday afternoon, en route to the gym, six neighbors approached me with a variety of questions and opinions. I find it encouraging that people want to know what is going on in their community and that they see me as a source of information as well as a good listener. I am using this space to respond to those questions and to clarify and inform the opinions that I have been given by my friends and neighbors. These answers are in the order of my travels. I did eventually make it to the gym for my workout.

1. "Why do the sprinklers run all day and night?"-The sprinklers in the playground used to be turned off around 5:00PM. Now with the longer and hotter days, maintenance keeps them on until around 8:30PM for the comfort of our children and at the request of their parents. **2. "When will I be able to use my terrace?"**-As long as the contractor, maintains its current work schedule, Building 5 terraces should be available by the latter part of 2017, barring any delays. The board insisted that Proto provide weekly updates to all shareholders. Please take time to read and review the display boards in each lobby. **3. "How much graft is there on the board?"**-There is no graft on the board. All board members are volunteers and freely give their time and efforts to improve their community. No one on the current board has any direct business with Trump Village Estates; rents space for their business in Trump Village

Estates, receives “sweetheart deals”. or receives any financial compensation for their board work. **4. “When will the parking lot repairs begin?”** -The parking lot repairs are being delayed until after Bldg 5 repairs are completed. The board decided to delay lot repairs to reduce the hardship to affected parking lines since the Department of Buildings regulations require that any area of cars near the construction zone be off limits during work hours. **5. “Why did we need to hire a new management company? Why did we need to change?”** -Keeping the old management would not have benefitted the Cooperative. Under the former management staff, the corporate debit card, which is your money, and is intended for emergency use only, instead was used for personal use: such as Uber, Amazon, Stub -Hub, college tuitions, daily lunches, birthday parties, office parties, and many other **unauthorized** purchases. In addition, office employees showed up and left whenever they wanted to. There was no accountability nor professional training. Our Corporation’s line of credit, was lost by the failure of the former management team to provide the bank with the requested and necessary documents, in a timely manner .This meant, if one of our roofs had sustained major damage, we were not able to borrow an emergency fund to repair it. Building 5 suffered a three day total blackout due to poor planning during subfreezing temperatures. Building 5 residents, many who are frail and elderly, suffered with no electricity or heat in the dead of winter. When a board member questioned management decisions, they were denied access to bank statements and necessary invoices to fulfill their duties as board directors. They ultimately had to take legal action to have full and fair access to corporation documents so that they could responsibly represent the interests of the shareholders. And these are only a *few* examples of the unprofessional and incompetent management of your coop under the former manager. In comparison, Akam Living Services, is a highly regarded and respected professional property management company with many resources that are utilized by TVE. This team of experts help guide the board through very difficult decisions. Our current manager and assistant manager are highly qualified, certified and experienced in real estate management. They have an open door policy and are here to serve you, the shareholder. Their staff is eager to help you with your problems. Kindly be considerate and polite when contacting the office. **6. “Is it true that the new terraces are smaller than the old ones?”** No that is false. They are exactly the same size as the old ones as confirmed by the engineers architects, owner rep and board members.

Your board works in full transparency. Please come to information meetings, join committees, and write or bring your questions or concerns to the management office. Board minutes are posted both in the mail rooms as well as the laundry rooms. Please be mindful that rumors are meant to misinform and confuse you. Know all the true facts before you form an opinion. Thank you! (DW)

Board Update (Continued)

The board welcomes new members Steven Kogan and Grigory Roytman. They come with experience and vital insight into what makes a coop successful. It is a delight to have such a congenial, knowledgeable, professional and cohesive group representing your coop.

Board member, Diane Wolfe has been in close communications with Councilman Deutsch and representatives from the Commissioner of Traffic’s office. As a result, parking along Neptune Avenue was restored. She is continually working to find alternative parking during the facade repair project along with Al Savdie and Steve Kogan. Diane also recently implemented the “meet your neighbor” night as an outreach to all shareholders, especially seniors who live alone.

The Trump Village Estates website is finally up and running!! The board acknowledges the hard work and collaborative efforts of board members, Konstantin Gaber, Diane Wolfe, Grigoriy Levin and General Manager, Barbara-Perry Clark. Please send comments and suggestions for content to the management office. See below link.

<http://www.tv3.nyc/>

Your current 2017-2018 Board of Directors and Management

Manager's Update

Balcony Facade Project:

Due to mandated requirements by the New York City Department of Buildings-there are restricted entrance/exit requirements around the property. There is no exit/entrance through the back-doors of 5B,5B1 and 5B2. No entrance/exit to 5B, 5B1 and 5B2 through the gate located on Brighton between West 3rd and West 5th. Signs will be posted showing where shareholders can enter/exit the property. Thank you for your continued cooperation.

Gym Registration-Gym registration will begin in August-notice will be posted as to the date of registration.

Parking Registration-Parking registration will begin in early September. Snowbirds should contact the office prior to leaving for winter so that sublet arrangements can be made by the office.

Children's Playroom-We expect to begin construction on the playroom in August.

Gym AC-The replacement of the Air Conditioner in the gym has begun.

Director of Operations Update

Uniforms: New uniforms were distributed to all staff members along with ID cards.

Wiring: All copper wires have been replaced with fiber optic wires.

Fire Code Compliance: Evan will continue to ensure that TV3 is up to date in all Fire Codes, Annual boiler inspections will be scheduled in the next few months.

Elevators: Evan is keeping track of monthly elevator inspections and established a new protocol for Centennial elevator and the process of handling monthly service. Incinerators: Hopper Door project is complete. The Kids Play

Room: the scope of work and budget has been determined and Evan is getting proposals Gym air-conditioner – paperwork is filed with the Department of Buildings for permits for replacement of the AC unit in the gym.

Facade Update

A weekly meeting takes place to review the current facade repairs at TVE. The meeting is attended by Proto (our contractor), board members, management, representatives from Antonucci and Associates (AAAE, our consulting architects) and Allied (our owner representative). Everyone is updated on problems that have arisen and possible solutions to mitigate those issues. Recently I took the opportunity to meet with Wally Sinclair of Antonucci and Associates, our architects/engineers for the project and pose questions that many shareholders have recently raised.

(DW):1. TV3 is built around the same time as all the other coops in the area. Why is only TV3 is having to go through such an expensive and extensive repair?

(WS):We have not assessed the balconies at the neighboring coops. We do not know the maintenance history and condition of the balconies.We have noticed some of the neighboring buildings with scaffolds and sidewalk shedding. TV4 had major repairs to their balcony curbs in 2006.

(DW): 2. Why is only TV3 having to go through such an expensive and extensive repair?

(WS): The balcony curbs and railings at TV3 have and continue to deteriorate exhibiting concrete spalls and loose railing post pockets. Years of delay to address the critical issues related to the balconies have necessitated the work being done now. Temporary fixes such as the aluminum covers installed over the edges of the balcony curbs to mitigate the risk of concrete falling and causing damage to life and property on the ground below the building have been unsuccessful in eliminating violations and risk of injury. The railing post pockets have deteriorated to the point that they cannot safely support the loads required under the current NYC Building Code. The balconies at TV3 were declared unsafe by previous engineers engaged by TV3 and our architects/engineers concur with their assessments.

(DW): 3. Did all the terraces have to be done at one time?

(WS): It is financially prudent to repair all the balconies at the same time, as opposed to ongoing repairs which would not eliminate new violations and continually inconvenience the shareholders.

(DW): 4. I was asked to move everything off my terrace, why isn't any work being done?

(WS): Work is being done by the contractor. There is a process associated with this type of work. Every step must be approved by the DOB. As the work moves to Buildings 4 and 3, it is imperative that balconies are cleared when instructed. The contractor cannot begin work unless all the balconies are empty and the doors secured. There cannot be the risk of anyone going out on the balconies and becoming injured by construction activities and debris. The balconies cannot be accessed until the work is performed and the balconies are determined to be safe.

(DW): 5. The wood being used on the terraces is not fire proof. Can't we have the same catastrophic fire as they did in London? Doesn't this cause a safety concern for the residents?

(WS): The wooden formwork installed as part of the construction method to replace the balcony curbs is a temporary construction installation and is typical NYC construction practice.

(DW): 6. Why isn't Proto moving faster? What is causing the delay(s)?

(WS): The contractor has encountered delays from various sources ranging from weather and new requirements by the Department of Buildings.

(Wally Sinclair and Martin Altis of Allied (owner rep), discuss ongoing terrace and facade work.)

(DW): 7. When will I be able to use my terrace?

(WS): Balcony access will be permitted when the work is performed and determined to be safe. Barring weather, equipment delays, or additional Department of Buildings requirements, it is estimated the project will complete close to the projected date.

(DW): 8. Are there violations attached to TV3 facades and balconies?

(WS): Yes there are. An inordinate amount of fines have been paid by the corporation relative to the violations. In addition the sidewalk shedding rental initially cost \$300,000.00 to erect and had cost TV3 more than \$15,000.00 *per month* since 2009 up until May 2017. While the coop was paying all that money monthly, it did not eliminate the issue of the terrace and the facade hazards.

(DW): Wally, thank you for your time.



Welcome your new super of Building 4, Mr. Sammy Berisha.

I had the opportunity to sit down and ask our newest Building super about himself.

(DW): Tell me a little about yourself and your family.

(SB): My name is Zenel Berisha but I am known as Sammy. I'm 41 years old, and I was born in Pristina, Kosovo. I would like to take this opportunity to say that I am very excited to be your superintendent of TV3. First and foremost, I am a husband and a father. My wife Valbona and I have three children, two girls and a boy, ranging in age from 13-18 years old.

(DW): What is your background, experience, and how long have you been working at TV3?



SB):I have over 15 years of experience in maintenance of buildings and apartments. I've been a part time superintendent for a building in Bay Ridge for 13 years. I've also worked for Goldman Properties in Manhattan as a Handy-man for 2 years. My past property management knowledge and the ability to troubleshoot and repair maintenance issues make me uniquely qualified for this job. It is my goal and my nature to keep my tenants happy. I am able to be firm and assert authority when the situation requires it.

DW): How do you plan to improve the appearance and maintenance of the building?

(SB):I will improve the appearance and condition of these buildings because of my experiences in this field.