

BRYANT GARDENS CORP. NEWSLETTER

MARCH 2021

BRYANT GARDENS CORP.

Board of Directors

Rose Hogan
President

Louis J. Bruno
Vice President

Kaiser Vallice
Vice President

Natasha Eaton
Vice President

Kristy Amendola
Vice President

Caitlin Faughnan
Secretary

John Carlucci
Treasurer

Managing Agent
Robert Orlofsky
Realty, Inc.

7 Bryant Crescent
Suite 1C
White Plains, NY 10605

914-328-6962 (O)
914-328-6993 (F)

E-Mail
info@robertorlofsky.com

Website
www.robertorlofsky.com

Maintenance Staff

Jay Cid
Superintendent
914-946-3313
jaycid@bryantgardens.com

David Tapia
Associate Superintendent

Porters
Ariel Molina
Jose Vite
Jason Rodriguez
Horlando Vite
Geovanni Henriquez

PANDEMIC CLEANING AND SANITIZING UPDATE

The Bryant Gardens Maintenance Staff, have been our front-line essential workers since the Pandemic began. They continue to clean, disinfect and sanitize all of the common areas and laundry rooms in accordance with CDC guidelines and recommendations. Our staff have been committed to maintain the safety of the Bryant Gardens Community and are to be commended for their tremendous effort.

This Pandemic is far from over and we cannot let our guard down. The vaccinations available give us a light at the end of the tunnel, however residents at Bryant Gardens are still at risk and it is essential and required that masks are worn in the common areas of the building, hallways, the basements and laundry room.

MEET THE BRYANT GARDENS BOARD OF DIRECTORS

Louis J. Bruno

Since 2008 Lou Bruno has been the President of Bryant Gardens Corp. Lou has been an inspiration and has worked very hard with the Board and Management to make positive changes to the Bryant Gardens Community. Lou led the way to make Bryant a "smoke free" cooperative, implemented a computerized Security reporting system, new Parking Controls, the very popular Bryant Gardens Community Fair, Community vegetable gardens, electric car charging stations, and major infrastructure improvements.

Lou has worked very hard as the Board President meeting twice a month to interview prospective buyers and formulate long range financial plans.

For personal reasons, Lou has stepped down from the Board temporarily as its President, however Lou remains on the Board as a Director.

Rose Hogan

Rose Hogan will succeed Lou Bruno as the Board President. Rose has lived at Bryant Gardens for 16 years and has served on the Board for the past 14 years.

Rose teaches special education in lower Westchester County and has taught throughout the County for the past 30 years. Rose along with her husband Patrick are raising their two children at Bryant Gardens and feel proud to be a part of such a warm and welcoming community.

Being a Bryant Board member for 14 years Rose has participated and often has led the twice a month Board interviews. Rose worked with Lou to build interest and run the Country Fair and Community Gardens that have become very popular with residents. Rose has always worked hard to keep maintenance charge increases to a minimum and keeps a close watch on spending.

Kaiser V. Vallice

Kaiser Vallice has lived at Bryant Gardens for 47 years. Kaiser became a shareholder in 1985 and elected to the Board in 2012. Kaiser worked for the United States Postal Service and delivered mail to the Bryant Gardens Community for 7 years. Kaiser was instrumental in working with management and former Congresswoman Nita Lowy to have outgoing mail boxes installed at every building which is super convenient for the residents.

Kaiser has been a firm supporter of the capital projects made through the years. Those cost savings improvements included new energy efficient LED lighting, conversion of the heating system for oil to natural gas, and replacement of the domestic hot water system. Kaiser along with his family have been very proud to live in such a beautiful growing community.

John Carlucci

John has been a resident shareholder for 18 years. John served on the Board from 2006-2013. John was appointed to the Board in 2020 to fill the seat of our friend and colleague Mike Flynn who we lost last March.

John is a business owner, property owner and manager and has more than 40 years of experience in the building and construction industry. John was living in a one-bedroom apartment that he is currently selling and has purchased a two bedroom at Bryant Gardens to make his new home. John's goal is to maintain and improve Bryant Gardens to ensure that Bryant Gardens has a great future.

Natasha Eaton

Natasha and her family have lived at Bryant Gardens for the past 5 years. Natasha has been an educator for 11 years and is currently teaching 3rd grade.

Natasha along with her husband Michael and their two very active daughters ages 9 & 7 are pleased to be part of such a wonderful community.

One of Natasha's goals is to work towards creating more opportunities for families with children to come together and make new friendships. Natasha helped to design and develop the newly installed little tykes' playground and is an active Board participant.

Caitlin Faughnan

Caitlin has lived at Bryant Gardens for 7 years and was appointed to the Board in July of 2020 to succeed Brandon Pastor. Caitlin works as a Consumer Relations Supervisor for a fortune 100 company.

Caitlin is the Secretary of the Bryant Gardens Board. Caitlin will act as a liaison with Bryant Gardens Security staff and report directly to the Board any security or community issues. Caitlin will also monitor and help respond to emails that are directed to the Board via Buildinglink, in addition Caitlin has established a new email address for shareholders who would like to communicate directly with the Board of Directors.

contactbryantgardens@gmail.com

Kristy Amendola

Kristy has made Bryant Gardens her home for 4 years and was appointed to the Board in July of 2020. Kristy's favorite part of Bryant Gardens is the Community Gardens where she has met and helped her fellow gardeners.

Kristy works in NYC full time and in her spare time runs her own small business. Kristy is committed to help the Bryant Gardens Community continue to improve and ensure a successful future.

WOULD YOU LIKE TO SERVE ON THE BRYANT BOARD?

Due to the Pandemic a meeting in person of the Bryant Gardens shareholders and an election of Board members cannot be scheduled until it is safe to do so.

Therefore, the Bryant Gardens Board of Directors is extending an invitation to all shareholders that have an interest in serving on the Board.

Until there is a formal meeting of the Shareholders with a quorum, the Board of Directors has the right, in accordance with the By-laws of the Corporation to appoint a shareholder to fill a vacant seat on the Board.

If you would like to serve on the Bryant Gardens Board of Directors, please send an email to contactbryantgardens@gmail.com.

Please tell us about yourself, why you would like to serve on the Board and what improvements big or small you would like to see made at Bryant Gardens.

2020 FINANCIAL REPORT

Bryant Gardens ended 2020 with a small operating loss of 156,730 which is approximately 3% of our operating budget.

The reason was due to increases in operating expenses that are Pandemic related, such as payroll costs and supplies.

On the Balance Sheet, the Bryant Gardens Reserve Fund totaled \$3,083,175 at the end of 2020.

Bryant Gardens Corp has applied for a loan under the Federal Paycheck Program to help offset the increased expenses in 2020.

You may download a complete copy of the Bryant Gardens 2020 Financial Report at our managing agent's website www.robtorlofsky.com

COMING THIS SPRING—NEW ENTRY DOOR HARDWARE

The Board has approved installation of new beautiful hardware for all building entrance doors at Bryant Gardens. The outside thumb latch and inside door knob will be replaced with a new outside brass pull and inside a brass push plate. The new hardware should make it much easier to enter and exit your building.

A sample of the new hardware has been installed on the door to the laundry card reader next to the Maintenance Office.

COMMUNITY SERVICES AND EVENTS

As we move closer to the warmer weather the Board will make a decision if the playground can safely re-open along with the Community Gardens. The Board will continue to follow CDC guidelines and recommendations for public gatherings and activities.

That's all for now and please stay safe!