

BRYANT GARDENS CORP. NEWSLETTER

DECEMBER 2021

**BRYANT GARDENS
CORP.**

Board of Directors

Rose Hogan
President

Jacqueline Alimena
Vice President

Kristy Amendola
Vice President

Caitlin Faughnan
Secretary

John Carlucci
Treasurer

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BRYANT GARDENS VIRTUAL SHAREHOLDERS MEETING

On November 22 Bryant Gardens held a Virtual Shareholders meeting via Zoom.

The panelists, led by our Board President Rose Hogan, gave very informative presentations.

Rose Hogan welcomed everyone to the Virtual Shareholders meeting and offered praise and a thank you to the Bryant Gardens Board members who meet twice a month to spend hours of their personal time to interview prospective buyers and conduct the Corporations business matters. Rose also commented that in spite of the Pandemic, Bryant Gardens has been very successful. There have already been 39 sales in 2021 and the prices are moving higher and the apartments are selling quickly.

Caitlin Faughnan reviewed our building security services, what the security guards do and the Board interaction with Rick Dibugno who heads Bryant Gardens security. Caitlin also discussed Shareholder communication and how to communicate directly with the Board.

John Carlucci discussed building projects underway, use of the Danfoss radiator control valves, our underground heating system infrastructure, the restoration of the exterior façades and a look to the future.

Kristy Amendola showed slides with beautiful photos of our sustainable Community Vegetable Gardens, the number of plots, and how to get on the waiting list for next year. Kristy made mention that both the City of White Plains and the New York State Assembly recognized Bryant Gardens for our commitment to gardening, beautifying our grounds and teaching children how to care for the natural environment.

Jackie Alimena reviewed the buyer's application process, the Board's financial guidelines, credit, occupancy, income requirements along with the moving in procedures.

Mark Cohen, our accountant, from Bloom & Streit, reviewed the Bryant Gardens Corp., financial reports for 2020, 2021 along with the approved 2022 operating budget.

Mark stated that Bryant Gardens along with all Co-ops in Westchester are faced with increased operating expenses. Fixed operating expenses such as labor costs, Real Estate Taxes and utilities go up every year.

As a result of the forecasted increases in operating expenses Bryant Gardens Board approved the 2022 operating budget that provides for a 2% increase in the monthly maintenance charges commencing January 1, 2022.

You may download a copy of the Bryant Gardens 2022 operating budget by going to www.robortorlofsky.com and click on the Bryant Gardens home page.

Robert Orlofsky, our managing agent, went over the major capital improvements made to Bryant Gardens over the years. The projects completed included upgrade of the electric service to all apartments, replacement of the building roofs, modernization of the building entry hallways, conversion of the heating system from oil to gas, installation of a new domestic hot water system, installation of new energy efficient LED lighting, installation of Chargepoint charging stations for electric vehicles, LED pole lights in the park, garden gazebos and more.

Norman Himmelfarb, whose firm represents Bryant Gardens Corp., advised the Shareholders that a majority of the shares were not submitted by written ballot or proxy, therefore a formal election of the Board of Directors could not take place. Mr. Himmelfarb reviewed the new Westchester County Fair Housing laws and how the new laws impact Cooperatives, along with a Co-ops legal obligation to provide a reasonable accommodation to a resident who has a documented medical reason to maintain a service animal.

Rick Dibuono, who heads Bryant Gardens Security, advised of Security Services commitment to protect the Bryant Gardens Community. The guards carry a police scanner to monitor any calls to Bryant Gardens in order to provide assistance. Rick reviewed parking policies that are designed to ensure that only Bryant Gardens residents and their guests are permitted to park on the property.

Q & A – At the end of the meeting there was a question-and-answer period where Shareholders could submit questions to the panelists. Overall, the Bryant Gardens Virtual Shareholders meeting was very successful.

If you would like to view a complete recording of the Bryant Gardens Webinar, log into BuildingLink. The link to the webinar is posted in the BuildingLink library.

APPOINTMENT TO BOARD OF DIRECTORS

Since there were not a majority of the shares represented at the meeting without a quorum, a formal election of the Board of Directors could not take place.

The Bryant Board members will be interviewing those who have expressed an interest in being appointed to the Board.

Board Vacancy – If you would like to serve on the Board, please send an email with your resume to contactbryantgardens@gmail.com Any shareholder that has an interest in serving should be advised that being a Bryant Gardens Board member requires a commitment. The Bryant Board meets on the first and third Wednesday every month. Each meeting can average 2 to 4 hours depending on the agenda.

EXTERIOR FAÇADE RESTORATION PROJECT

The five-year plan to restore the exterior brick walls, window sill replacement, window lintel replacement, waterproofing and pointing is moving along on schedule.

Out of the 15 buildings, there are 5 buildings left to complete; they are buildings 7, 8, 9, 10 and 13.

This work is a 100% restoration of the building's exteriors. Our engineer prepares a plan for each building that is filed with and inspected by the City of White Plains Building Department.

The Board is planning to re-start this project in the Spring of 2022.

ELECTRIC VEHICLE CHARGING STATIONS

Thinking about buying an electric car? Bryant Gardens has three Chargepoint electric car charging stations.

The charging stations are located in the parking areas on the side of building 3, behind building 5 and behind building 13.

Each charging station can charge 2 cars at the same time. These are level 2 charging stations designed for residential use. So, depending on the level of your car batteries it can take 4- 6 hours for a full charge.

The charging stations were installed by Bryant Gardens in 2015 under a NYSERDA grant. The cost per kilowatt to charge a car has not been raised since the system was installed. As of January 1, 2022 the charge per kilowatt will be increased.

With rising gas prices, we have found it is much less expensive to own and operate an electric car than buying gasoline.

There are costs to Bryant Gardens to operate the charging stations, including cloud-based support, servicing the equipment and the monthly Con Edison charges for each station that is paid for by Bryant Gardens Corp.

PROCEDURE TO SELL YOUR APARTMENT

The Co-op resale market is red hot. If you are thinking about selling your apartment in the near future, please visit the managing agent's website www.robertorlofsky.com. Click on the Bryant Gardens home page and download the "Procedure to Sell Your Apartment". It is very important that you and your realtor are familiar with the guidelines for occupancy, credit, and income.

HOLIDAY LIGHTING CEREMONY A BIG HIT!

The Bryant Gardens Holiday Lighting Ceremony, that took place on Saturday December 4, was a huge success.

Robert Orlofsky praised the Bryant Gardens Maintenance Staff who worked through the "most dangerous part of the pandemic to help keep the Bryant Gardens Community Safe". Robert said the Bryant Gardens Maintenance Staff are not just "essential workers, they are "amazing workers". We agree!

A very large enthusiastic crowd enjoyed dancing, hot apple cider and donuts. The children helped to light the Christmas tree, Hanukkah Menorah and loved playing and dancing with Mickey, Minnie, Olaf, Anna, Elsa, Elmo, Superman and of course Santa Claus.

**Best wishes for a Merry Christmas, Happy Hanukkah
and Health and Happiness in the New Year!**

