

BRYANT GARDENS CORP. NEWSLETTER

DECEMBER 2023

**BRYANT GARDENS
CORP.**

2024 OPERATING BUDGET

Board of Directors

**Rose Hogan
President**

**Jacqueline Alimena
Vice President**

**Megan Hughes
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**

E-Mail

info@robertorlofsky.com

Website

www.robertorlofsky.com

Maintenance Staff

**Jay Cid - Supt.
Ariel Molina - Asst Supt.**

**Jason Rodriguez
Head Porter**

Porters

**Jose Vite
Horlando Vite
Geovanni Henriquez
Juan Balderas**

On October 26, the Bryant Gardens Board of Directors reviewed in detail the 2023 Operating Budget versus the actual income and expenses year to date with Lori Lerman from Bloom & Streit who is the Co-op's accountant.

For 2023, the gas heating expense was ahead of the budget forecast due to the mild winter, however, gas prices and Con Edison utility transportation costs have been on the rise and are difficult to forecast.

The repairs and maintenance costs have exceeded the budget forecast due to plumbing and carpentry repairs.

In addition, one operating expense that will have a "major financial impact" for 2024 is the buildings Property Insurance.

Cooperatives throughout New York are seeing increases in their insurance costs of 20% to 40%.

This steep increase is a result of higher building replacement costs due to construction, labor, and material costs, as well as the increasing severity of catastrophic weather events across the country.

Compounding these factors, there is less willingness and fewer insurance companies that will insure older wood frame buildings.

The Bryant Gardens Corp. total insurance cost for 2023 was \$239,000. The 2024 insurance is forecasted to be \$325,000. That is an increase in insurance of \$86,000.

Skyrocketing Insurance and escalating utility costs are expenses that the Bryant Gardens Corp., Board of Directors have no control over and must incorporate these increases in the 2024 budget.

After reviewing all the financial options and taking into consideration rising operating and insurance costs the Bryant Gardens Board of Directors adopted the 2024 Operating Budget that provides for a 4.5% increase in the monthly maintenance charges commencing January 1, 2024.

You may download a copy of the Bryant Gardens 2024 Operating Budget from the managing agent's website www.robertorlofsky.com.

EXTERIOR BRICK AND MASONRY REPAIRS

In 2019 the Bryant Board approved moving forward with a five-year plan to repair and waterproof the exterior brick walls and facades at all fifteen buildings.

This project was a huge undertaking. The scope of work included repairs to the exterior brick walls and replacement of all window lintels and sills. Each building took approximately ten weeks to complete.

To date fourteen buildings have been completed and the last building, 9 Bryant Crescent, will be completed next Spring.

A major benefit to the design and success of the restoration was to be able to re-use the existing bricks so the buildings maintained their original colonial style design and architecture.

The restoration and waterproofing of the exterior facades cost more than 2 million dollars and all of the work was paid for from the Bryant Gardens Reserve Fund without the need to impose a special assessment on the shareholders.

CAPITAL PROJECTS AND A LOOK TO THE FUTURE

Bryant Gardens has made many large Capital and infrastructure improvements over the years without imposing a special assessment on the shareholders. Not imposing an assessment for capital projects can only be accomplished with very strong and prudent financial planning. The Bryant Gardens Board and Managing Agent are very pleased that so much has been accomplished without the need to assess the shareholders.

Capital projects completed over the years include, modernization of the buildings electrical system, new roofs, new windows, conversion of the heating system from oil to gas, installation of Danfoss thermostatic radiator control valves, modernization of the domestic hot water systems, replacement of all the buildings entry courtyards, modernization of the common areas, new electric car charging stations, private storage, landscaping improvements, restoration of the exterior facades and most recently installation of a new children's playground and adult exercise area.

An apartment building built over seventy years ago, with fifteen buildings and more than four hundred apartments will always have a need for capital and infrastructure improvements.

NEW LAUNDRY ROOM EQUIPMENT

The new washers and dryers installed by Hercules have made a big difference. The machines work better and are more efficient. We have also had positive feedback regarding the new Hercules App that permits residents to operate the machines with a smart phone and receive a text message when their load has been completed. Residents have a choice, to use the new Hercules smart phone app or continue to use their smart card.

SAVE WATER – REPORT ALL LEAKS

Water is a precious commodity and expensive. The City of White Plains water rates have increased over the years. The Board and Management want to be sure that no apartments are using an excessive amount of water due to leaks.

If your kitchen or bathroom faucets are dripping or your toilet is running, please report the leak to the Maintenance office via Building link.

QUIET ENJOYMENT OF YOUR APARTMENT

The Bryant Gardens setting is “Communal Living.” We all live above, below and next to our neighbors.

Normal noise can travel between apartments that includes walking around your apartment, vacuuming, playing television or music, using an exercise machine, opening and closing furniture drawers, opening and closing external and internal doors...and the list goes on.

The Bryant Gardens House Rules require that after 11:00 PM, residents should take extra precautions not to make noise that could disturb their neighbors.

All residents of Bryant Gardens are entitled to the quiet enjoyment of their apartments. Please be aware and considerate of your neighbors and take steps to minimize noise transmissions between apartments.

NO SMOKING RULES

Bryant Gardens is a “no smoking property”. There is no smoking or vaping permitted in the apartments or common areas of the building. If you smoke, you are required to smoke outside at least 30’ from the building.

GARBAGE DISPOSAL & BULK ITEMS

If you have a piece of furniture, television, or bulky item you want to dispose of, please contact Jay Cid via BuildingLink who will make arrangements and assist you. Please do not put out any items in the front of your building without speaking to Jay first.

Cardboard Boxes – With Amazon, FedEx and UPS delivering packages every day, we ask residents to promptly retrieve their packages from the building entrances to keep the area clear.

The garbage and recyclables are picked-up six days a week, Monday to Saturday. There is no garbage pick-up on Sundays or Federal Holidays.

ELECTRIC CHARGING STATIONS

The future is here! Bryant Gardens maintains 3 electric car charging stations that can charge up to 6 cars at once. The ChargePoint charging stations are located in the parking lots between buildings 1 & 3 and behind buildings 7 & 13. To operate the charging station residents need to open an account with ChargePoint. The phone number to ChargePoint and directions are displayed on each charging unit’s computer screen.

***** APARTMENT SAFETY TIPS *****

Always check and make sure your gas stove is turned off before you leave your apartment.

Test your smoke and carbon monoxide detectors.

Please do not overload extension cords. Too many items plugged into an extension cord can cause a fire. Never leave candles unattended.

If you smell gas call 911.

2023 APARTMENT SALES

Despite record high interest rates, sales of apartments at Bryant Gardens this year have been robust. So far this year 25 apartments have been sold. The Bryant Gardens Board would like to congratulate and officially welcome everyone that moved into Bryant Gardens this year.

*** BRYANT GARDENS CORP. ANNUAL MEETING OF SHAREHOLDERS ***

The Annual Meeting of Shareholders of Bryant Gardens Corp., will be held on January 17, 2024 at Sam's of Gedney Way Restaurant, 50 Gedney Way, White Plains. Enclosed is the official notice of the meeting.

HOLIDAY LIGHTING, A BIG HIT! THANK YOU FOR JOINING US!



**Best wishes for a Merry Christmas, Happy Hanukkah
and a Happy New Year!**

