

# TUDOR ARMS OWNERS, CORP. NEWSLETTER

OCTOBER 2025

TUDOR ARMS  
OWNERS, CORP.

## **Board of Directors**

**Jillian Petrera**  
President

**Daniella Piper**  
Treasurer

**Mary Ann Gioeli**  
Vice President

**David Lulgjuraj**  
Director

**Thomas McShane**  
Director

## **Managing Agent**

**Robert Orlofsky**  
Realty, Inc.

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914-328-6962

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## **Website**

[www.robertorlofsky.com](http://www.robertorlofsky.com)

## **Superintendent**

**Jose Marroquin**  
914-907-0560

## **Leadership Update: Jillian Petrera to Step Down as Board President**

After more than six years of devoted service to the Tudor Arms Board of Directors, Jillian Petrera has decided to step down as Board President at the end of this year. We would like to express our sincere appreciation to Jillian for her dedication, leadership, inspiration and guidance to the betterment of the Tudor Arms Community.

The Tudor Arms Board is now seeking a shareholder to fill the upcoming vacancy on the Board. We encourage all shareholders to consider this opportunity.

### **Why Serve on the Board?**

Serving as a Board member offers a unique opportunity to:

- Play a key role in shaping the future of our building and community
- Collaborate with fellow board members to make meaningful decisions
- Help ensure the cooperative remains financially sound and well-maintained

### **Who Might Be Interested?**

This role is ideal for shareholders who:

- Are retired and looking to stay engaged in meaningful ways
- Are young professionals seeking to build leadership skills
- Are passionate about community involvement and preferably have leadership or management experience

If you are interested in serving on the Tudor Arms Board of Directors please email your resume outlining your background and why you would like to serve to [roinc3@gmail.com](mailto:roinc3@gmail.com)

## **Exterior Waterproofing Project**

The project to repair the exterior stucco, brick and woodwork at Tudor Arms is nearing completion. Santos Contracting has done an excellent job especially with the careful replacement of wood elements and ornamental details in order to maintain the building's original architecture.

Thank you to all shareholders for your cooperation throughout this major capital improvement.

Looking ahead, the Board has approved an additional phase for spring 2026. This work will focus on a large section at the front facade facing Pondfield Road West that requires attention.

### **Tudor Arms Successfully Refinances Mortgage**

On June 26 Tudor Arms successfully refinanced its underlying mortgage that was scheduled to mature this year. The lender is Morgan Stanley and the amount of the mortgage is \$3,450,000 at 5.72%. The interest rate is fixed for a 10-year term. As a result of the refinance Tudor Arms has established a new Reserve Fund of \$1,250,000. The Reserve fund will be used to pay for current improvements including exterior repair work scheduled for next spring and for future capital improvements under consideration such as roof replacement and restoration of the roof bulkheads.

### **Save the Date – Annual Shareholders Meeting Monday December 1**

The Tudor Arms Annual Meeting of Shareholders will be held on Monday December 1. The Board would like to move the shareholders' meeting back to an in person meeting. Please save the date, details of where the meeting will be held will be sent with the official Notice of the Meeting.