BRYANT GARDENS CORP. NEWSLETTER

November 2026

Please review the following important updates, reminders, and procedures for Bryant Gardens.

Move – Out Procedures

Shareholders are reminded that they are required to notify both the Management Office and the Building Superintendent whenever they plan to move from Bryant Gardens. This procedure applies regardless of whether the shareholder is selling the apartment or moving from Bryant Gardens for any other reason.

Shareholders are required to post a refundable $1,500 move-out deposit and coordinate all moving arrangements with the Building Superintendent prior to the move.

Procedure To Sell Your Apartment

In recent months, numerous purchase applications have been submitted to the Bryant Gardens Board of Directors involving prospective purchasers who do not meet the Cooperative's established financial guidelines.

As a result, shareholders are losing an inordinate amount of time proceeding through the sales process, including negotiating and signing contracts, submitting applications, and awaiting Board review, only to have the applications ultimately denied.

These denials are becoming increasingly frequent because prospective purchasers fail to meet the minimum income requirements established for studio, one, two, and three-bedroom apartments. In some instances, the applicants' income is less than half of the required minimum.

Real estate brokers are doing a disservice to shareholders when they encourage acceptance of an offer, sometimes above the asking price, without first determining whether the prospective purchaser meets the Cooperative's financial qualifications.

The procedures for selling an apartment are posted on the Managing Agent's website. www.robertorlofsky.com Shareholders and their brokers are strongly encouraged to review these requirements before accepting an offer or entering into a contract of sale.

The minimum income requirements are as follows ;

Studio	$55,000
One Bedroom	$65,000
Two Bedrooms	$75,000
Three Bedrooms	$100,000

Proof of minimum annual income is established by the purchasers' current Federal Tax Returns 1040 for the past two years.

Prospective purchasers must also satisfy the Cooperative's minimum FICO credit score of 730 and meet all other applicable financial guidelines.

Bicycle Storage Available

Bicycle storage space is currently available in designated bicycle rooms located in Buildings 1, 3, 5, 7, 11, 13, 15, and 185.

Shareholders interested in storing a bicycle should contact Jay Cid at the Maintenance Office. Jay will show you the storage room available and arrange for a key.

Keys will only be issued after the bicycle has been properly registered and tagged with the shareholder's name and apartment number.

Heating and Hot Water System

The Bryant Gardens Board of Directors recently completed a capital improvement involving the installation of isolation valves in Buildings 13 and 8. These improvements are intended to minimize interruptions to heating and hot water service in the event of an emergency plumbing leak.

During the past summer, two separate leaks occurred in Buildings 13 and 185. Because the plumbers were unable to isolate the affected sections, the entire system had to be drained, resulting in interruptions to hot water service in Buildings 8, 9, 10, 11, 13, 15, and 185.

The installation of isolation valves will allow maintenance personnel to isolate affected sections of the system, reducing the number of buildings impacted by future emergencies.

Heating Control Tips

All apartments at Bryant Gardens are equipped with white Danfoss radiator control knobs mounted on the radiator covers.

The Danfoss controls are numbered from 1 to 6, with 1 providing minimum heat and 6 providing maximum heat.

As we transition into the winter season, daytime temperatures may be mild while evenings become considerably cooler. Shareholders are encouraged to adjust their radiator controls accordingly. If you experience a heating problem in your apartment, please submit a maintenance request through BuildingLink so the Maintenance Department can schedule to service your apartment radiators.

Commercial Vehicle Reminder

Once again, it is necessary to remind shareholders that work vans equipped with roof racks are not permitted to be parked or stored anywhere on Bryant Gardens property.

Work vans with roof racks are considered commercial vehicles under the Cooperative's parking regulations and are subject to booting or towing without further notice.

Garbage Etiquette

Shareholders are reminded that garbage must never be left at the front entrances of the buildings.

Garbage collection takes place Monday through Saturday. There is no garbage collection on Sundays. Shareholders are also reminded that personal belongings, furniture, televisions, and other discarded household items must not be placed at the curb on Sundays.

Leaving discarded items outside when no collection is scheduled is unsightly, inconsiderate to fellow residents, and detracts from the appearance of our community. Your cooperation in maintaining the attractive appearance of Bryant Gardens is appreciated.

Curb your Dogs

The Bryant Gardens Corp. Emotional Support Animal (ESA) policy has been working very well, and we appreciate the cooperation of shareholders who have registered their ESA dog.

As a reminder, shareholders with registered ESA dogs are required to walk their dogs off the property, must be on a leash, and clean up after their pets at all times.

Your continued cooperation helps maintain the enjoyment of our beautiful grounds for everyone.

***** Save the Date*****
Annual Bryant Gardens Holiday Lighting Ceremony
Wednesday, December 9, 2026

Our Annual Holiday Lighting Ceremony has become one of Bryant Gardens most popular and anticipated community event. All shareholders are invited to bring their families and friends to join us for this festive evening as we come together to officially welcome the Holiday Season.

That's all for now – Happy Thanksgiving!

Bryant Gardens Corp.
Board of Directors and Management