

Welcome

15BC Stephen & Elizabeth Gonzales, who are both senior managers in the financial/banking industry.

Flowers

What a wonderful display of spring color in our tree pits this spring. We've seen dozens of people posing for photos near our flowers in recent weeks. Cristian Covaci, our attentive superintendent, planted dozens of bulbs last fall hoping to plan for a great display. There were concerns that one of the coldest winters on record could damage the bulbs, but with the arrival of spring we were welcomed by a terrific floral display.

Our rooftop aerie also survived the harsh winter and has been seeing visitors in increasing numbers. Please plan to enjoy this wonderful resource this year and, as always, please consider your fellow residents while visiting and leaving the roof top terrace.

Storage Lockers

There are two half-sized lockers available to rent in our conveniently located storage areas in the basement. Please see Cristian who can show you the lockers and hand you the key if you are interested. Cristian is also maintaining a wait list for those wanting larger lockers.

Attend the Annual Meeting!

The cooperative corporation's annual meeting of shareholders will once again be held at the First Presbyterian Church, Mellin-McNab Building, located at 5th Avenue and 12th Street (entrance on 12th). The meeting will be held on **Tuesday, June 10, 2014, beginning at 6:30 pm**. The purpose is to elect directors of the corporation for next year and review building finances and achievements during the past year. This is an important opportunity for you to hear about progress in many areas of our building operations, maintenance and finances. We urge you to attend, and if you can't attend, PLEASE ASSIGN (GIVE) YOUR PROXY TO SOMEONE WHO IS PLANNING TO ATTEND. Proxy statements are available from the doorman.

Door and Hallway Painting

By the end of May we should be done with the lead paint removal and repainting of the doors to all the apartments in the building and the C stair tower. Thanks to all of you and our painting team and building staff the project was accomplished with minimal problems. We move now to repairing seams and bubbling of some wall-covering in the hallways, and in some cases replacing wall-covering that is beyond repair. This last phase of the work will be completed by early summer.

Emergency Power

Board member Ed Lewis spearheaded a recent effort by the board of directors to establish a mission critical equipment list for our building. The goal is to isolate these items from the rest of the building and support them with a temporary power system in the event of another situation that causes a failure of the power grid.

The Mission critical items to be powered during a crisis include one of our boilers (to maintain heat and hot water), one of our water pumps to keep water flowing provided there is no interruption in the water supply from the city, and one of our sump pumps to keep the basement dry. We should also have sufficient power to keep lights on in the lobby.

Ed was able to get all of these needs powered and wired for a relatively modest sum. One might ask why not install a permanent generator to power the whole building? On top of it being virtually impossible to install based on current zoning, building and fire safety codes, it would be beyond the reach of the building financially, and an unwise investment given how infrequently it is likely to be used. This solution will help us avoid having to haul up buckets of water and face possibly severe cold during the next grid power outage. This effort will also help make sure that our new boilers will not be incapacitated by flood waters.

TEI

We expect in the next few months that Time Equities, Inc. (the original sponsor who converted the building from rental to cooperative) will sell apartment 7A, one of the last remaining apartments that they own. They have attractively renovated the 2-bedroom apartment and we expect that the sale price will be another sign of the attractiveness of our building. With this sale, TEI will hold a less than 10% ownership position in our coop. They remain entitled to a seat on the Board of Directors until they sell their last unit.

The Non-Strike

As we are sure everyone noticed by the lack of disruption in service in our building, Local 32BJ of the Service Employees International Union did not call their residential building employees out on strike in late April. Welcome news for all of us. The new contract with Local 32BJ will result in some unbudgeted increases in our labor costs. Though this will increase our budget for staffing beyond original estimates, we expect to be able to manage the increases within our current overall operational budgets.

Interestingly the last strike by this union was in 1991, which was during the period when our elevators were still manually operated. Residents at 201 actively volunteered for shifts to operate our elevators around the clock for the benefit of others in the building. After three minutes of training, neighbors were ready to take you to destinations from B to PH. While still unpleasant, a strike now might present fewer “training challenges” for us. But we are glad all was averted.

A Few Quick Reminders:

- Parcel deliveries: If a parcel is delivered to the building before 4:00 p.m., we make every effort to deliver the parcel to your door before you arrive home. If it is delivered after 4:00 it is left in the parcel room near the lobby and a note is posted on your mail box. Please make sure to move all parcels to inside your apartment once you arrive home. After your arrival they cannot be stored in halls or stairways, which is against house and fire department safety rules.
- Some inconsiderate neighbors continue to put bags of garbage outside their door instead of putting all trash down the garbage chute. Please put garbage in a sealed trash bag that can fit into the garbage chute. Recyclables are to be neatly stacked by the garbage chute on your floor.
- Once again it appears that many of the bikes stored in the basement are lonely and dusty from non-use. Won't you please tell Cristian, our super, about any bikes that you are not going to use? He can arrange to have the bike donated to charity. We will eventually have to arrange a “bike cleaning” event to get rid of any bikes that are abandoned.