

## Welcome

**12C – Garth Ennis & Ruth Cole.** Garth is a comic book writer and Ruth has worked in non-profit development in architecture and urban planning.

**11F – Dennis Li.** Dennis is a contractor for Meta.

## Our Roof Deck

Please enjoy the view and the beautiful plants and seating areas and remember that our roof is an amazing SHARED amenity. We ask that all residents and guests keep these important rules and considerations in mind:

- » There is absolutely no smoking or vaping allowed on the roof (or in any communal spaces in our building).
- » There is an apartment directly below the deck and even moderate noise can travel. While enjoying the deck, always speak in only a conversational tones. And avoid the somewhat shocking temptation to converse with residents at buildings across the street by screaming.
- » Try to avoid moving furniture, and when you do please don't drag it.
- » Enjoy music on the roof ONLY through earbuds.

Our excellent roof deck gardeners are again on the job for the season, and it already looks great. There are some deteriorating planters in the process of being replaced. If you have any comments to share about the roof deck, please speak to Catalin our superintendent, who will send your comments or suggestions along to Christine Ang and the members of the board.

## Annual Shareholders Meeting

Our small but longstanding and successful cooperative in Chelsea will hold its 39th annual meeting of shareholders on Monday, June 17th. The meeting will be conducted via Zoom, making it very convenient for everyone to join. Watch for your invitation link and please save the date and plan to join.

## Climate Mobilization-Unlocked and Mapped

For several years in these pages, we have expressed concern about challenges in meeting the rigid, fine-enforced deadlines of the Climate Mobilization Act that apply to our coop. And about how we will meet the even more rigid 2030 goals. Board President Ed Lewis has spent hours networking his longtime industry contacts about paths we might take as a pre-war building to meet these requirements.

In a moment of true inspiration, Ed has recycled an old idea. Discuss this need with the engineer who worked on the replacement of our then 85-year-old boilers – a major step forward for us in terms of our carbon and financial footprints. One option we hoped to discuss was any strategies to reduce costs related to hot water production. During a video call in April, engineer Ralph Germain did quick back-of-the-napkin calculations and determined that, serendipitously, we have already met the 2024 required carbon generation threshold in our building based on several recent strategic decisions. We installed beautiful and more efficient new windows. We replaced our boilers. And we now use LED lighting. The efficiencies from these changes mean that we now expect that we will have no fines assessed for 2024.

The analysis also showed that if we take no further action our fines by 2030 would be about \$17,000 a year – obviously not desirable but manageable for a coop of our size and financial strength. But here once again we identified a better plan.

Based on discussions with our engineer, we have two new ideas to consider as we race toward 2030. We can install insulated covers for all window air-conditioning units (this action is currently underway) and we can stop using our boiler to generate hot water, transitioning instead to a stand-alone natural gas hot water heater. With a gas heater we could totally shut down our boiler for six months of the year. Our engineer estimates that these two actions will put us in compliance with the rigid 2030 guidelines and keep us from incurring fines. It will also help us reduce reliance on fossil fuel and bring new levels of flexibility and redundancy to our heat and hot water systems. In the next few months, we hope to make great progress in advancing these fantastic ideas.

## Four Years in a Row!

Our neighbor Ron Carlivati is one of the team of 13 writers who work on the longtime daytime drama "Days of Our Lives." Just a few weeks ago, the team won the Writer's Guild of America Award for best writing team for a daytime drama. This is the fourth year in a row that the award has gone to Days of Our Lives. Congratulations Ron and to the head of your support team, David. (Fortunately, Ron's kidnappers lapsed into comas just in time for him to escape and learn about his award before it could be accepted by his evil twin.)

**Don't Forget...**

- » If one of our washers or dryers collects the payment from your laundry debit card and fails to perform, see Catalin our super for a refund.
  - » The exterminator is in the building twice a month. Please tell Catalin if you wish to have your apartment inspected and/or treated. The coop covers the costs for exterminator services.
  - » Please help the environment responsibly by separating your recyclables. NYC has stepped up its enforcement actions for poorly separated items – which can mean fines for our coop.
  - » A recent tour of our building revealed that some residents seem to be storing items in hallways or stairways. This is both inconsiderate and dangerous. Items left in public areas can limit access in case of fire or restrict the ability of residents to get to safety in an emergency. If you need storage space, we have lockers available in our basement. Please ask our super Catalin about options and terms.
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