

Minutes of Board of Managers Meeting, April 29, 2025, which was called to order at 7:32 pm, held via Zoom.

**Board Members Present:** Terra Chalberg, President; Michael Tedesco, Vice-President; Matthew Pilkington, Treasurer; Rose Firestein, Secretary; Katharine Flanders Mukherji; Peter Levy; Audrey Weinberger

**Also in Attendance**: Kathleen Malara, EM Holding Corp.; Valdet Boleviq, Superintendent

**Management and Superintendent’s Report**

* Verizon made a site visit to the building in connection with the possible FIOS connection.
* The switching mechanism in the intercom at 120 Boerum Place has been replaced and two wires, which were causing shorts, were removed.
* Mice were reported in 134 Boerum Place. Val found no evidence of mice in the basement and cannot determine where additional traps would be effective other than in the affected unit. Additional spikes are needed to ward off pigeons in the courtyard. This will be addressed.
* A gas stove in a unit at 15 Bergen had a leak. The city now requires a gas detector to be installed between three and ten feet from gas-fueled appliances.
* Five roof fans are not working. Repairing them would not yield a good result as they were very noisy when they worked and generated multiple complaints. The Board approved replacement of the five fans although each is likely to cost at least $1,000.

Financial Report

As part of the ongoing evaluation of the condominium’s financial status, the Board is tracking its cashflow. At this time, monthly expenditures are not exceeding monthly intake. All of the assessments have been paid, and there are only a few more payments on the roof at 15 Bergen, which is the last major outstanding obligation. As funds are freed from immediate need, they will be systematically transferred to the reserve account. However, future substantial expenditures are unavoidable, some in the near future, including repair of the garage’s façade and additional city-required evaluation and possible remediation of various structural issues.

In light of these anticipated costs and expected accelerated inflation, the Board believes that an increase in the common charges is inevitable. The Board intends to delay such an increase as long as doing

so does not impinge on the condominium’s financial health, but expects it will be necessary sometime

toward the end of 2025 or, best case, the beginning of 2026. The Board further looked at the history of common charge increases to assess whether the projected one would be out of line with our past history. It would not. Over the last 20 years, there have been increases in 2005, 2007, 2008, 2009, 2016 and 2024. Most have been substantial, with the 2024 increase the second to lowest percentage.

Old and New Business

The annual Owners’ meeting will be held via Zoom on Tuesday, June 17th at 8:00 pm.

Owners and tenants should be aware that it is best to place compostable refuse directly into the brown bins rather than placing it in a bag and putting the bag in the bin. If you bag your compostable material, please use compostable bags. Using plastic bags requires resorting at the collection center and adds an unnecessary cost to the process. Do not force large objects, like 24-nch pizza boxes, into the relatively small compost bins by folding them. Break them up instead. Also, only place pizza boxes and similar containers in the compost bin if they are stained with food or oil.

The Board reconsidered whether to install guards around the new trees on Dean Street. Because the new tree wells have significantly narrowed the sidewalk and any further encroachment would exacerbate the tripping risk, the Board has decided against installing the guards at this time. They are not required, and unguarded trees in the neighborhood have done well. Nevertheless, two of the new trees appear to be dying. Matthew will examine them and let the Board know their status. 311 will be called if these trees are dead. (Later on April 29th, Matthew reported to the Board that these trees are alive but not thriving. Efforts will be made to improve their health.)

When the city created the new tree wells on Dean Street, parts of the sidewalk were badly cracked. The Board is considering whether to call 311 about this and/or write to the responsible city departments and Corporation Counsel to give the city notice that it, not Skytrack, is responsible for any repairs and injuries resulting from the cracks and consequently that the condominium cannot be fined for failing to repair the cracks.

The very large evergreen tree planted on the Bergen Street side of 134 Boerum Place has outgrown its pot. Its roots have dug into the concrete, and it fell over in an unusually strong wind. It will be removed from its planter and transported away from Skytrack’s property. An attempt will be made to save and reuse the planter. In order to accomplish the removal, a truck is needed. The cost, estimated at $300, will be split equally between two unit-owners and the condominium.

The owners of unit 1J requested permission to install an electrical outlet and water faucet on the external wall of the unit. The Board granted permission subject to several conditions, including that the current and future owners will be responsible for the cost of installing, repairing, maintaining, replacing, altering adding to or improving these fixtures and for any injuries and any damage to the condominium’s Common Elements or to another unit resulting from the installation of the outlet or faucet.

Adjournment and Next Meeting

A motion for adjournment was made, seconded and unanimously approved, and the meeting was adjourned at 8:58 pm. The next meeting will be held via Zoom on May 27, 2025.

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