

# ***BRYANT GARDENS CORP. NEWSLETTER***

APRIL 2013

## **BRYANT GARDENS CORP.**

### **BOARD of DIRECTORS**

**Louis J. Bruno**

**Michael Flynn**

**Rose Hogan**

**Frederick Noble**

**Michael Magrone**

**Kaiser Vallice**

**Robert Orlofsky**

**Managing Agent  
Robert Orlofsky**

**Realty, Inc.**

**7 Bryant Crescent**

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**White Plains, NY 10605**

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### **MAINTENANCE STAFF**

**Robert Compasso  
Superintendent  
914-946-3313**

**David Tapia  
Handyman**

**Porters  
Jay Cid  
Ariel Molina  
Byron Molina  
Tony Santos  
Jose Vite**

## **ANNUAL MEETING OF SHAREHOLDERS**

Please be advised that the Annual Meeting of Shareholders of Bryant Gardens Corp. has been scheduled for Wednesday, May 22, 2013 at 7:00 p.m., at Sam's of Gedney Way Restaurant, 52 Gedney Way, White Plains, NY .

Enclosed is the official notice of the meeting and the proxy statement. In order to ensure a quorum, and that an election can take place, your Board of Directors will solicit your proxy. If you do not plan to attend the meeting on May 22, 2013, please sign the enclosed proxy statement and return it to Bryant Gardens Corp., 7 Bryant Crescent, Suite 1C, White Plains, New York 10605 (or Fax to 328-6993).

By signing the proxy statement, you are giving authority to the Board of Directors to vote your shares of stock. If you elect to give your proxy to someone other than a member of the Board of Directors, then please cross out the Directors names on the proxy statement and fill in the name of the person who will vote on your behalf and give the proxy statement to that person.

The Bryant Gardens By-Laws provide for staggered terms. Accordingly, there are three seats on the Board open for election.

If you have an interest in being elected to the Board, please complete the enclosed Candidate Profile and return it to Bryant Gardens Corp., 7 Bryant Crescent, Suite 1C, White Plains, New York 10605. All Candidate Profiles received by April 19, 2013 will be included in a mailing to all shareholders.



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## **2012 FINANCIAL REPORT**

Enclosed is a copy of the Bryant Gardens Corp. 2012 Financial Report.

The Balance Sheets, starting on Page 1, show a very healthy \$2,344,000 in the Reserve Fund at the end of 2012. These are the funds used for capital projects, such as the boiler replacement project, Danfoss radiator control valves and underground heating main replacement.

The Schedule of Budget with Actual Operating Amounts, starting on Page 16 shows that Bryant Gardens ended the year with a small operating loss of \$25,512. Although we enjoyed substantial fuel and electricity savings (about \$52,000), unusually heavy storms and boiler project disruptions along with less than expected income on our investments offset the savings. Tree care, which is not covered by storm insurance, cost over \$51,000 for clean up and preventive services -- \$38,000 over budget. Overtime and repairs to maintain heat and hot water during boiler construction added about \$35,000 in unexpected expenses. Interest on the Reserve Fund fell short about \$13,000.

For a more detailed look, please come to the Annual Shareholders Meeting, where Mr. Mark Cohen, from the Accounting Firm of Bloom & Streit, will review the 2012 Financial Report and answer your questions.

## **BOILER PROJECT UPDATE**

**Boilers** – The new boilers in Buildings 4 and 10, are up and running. A new boiler in each building is carrying the load requirement for heat and hot water to all 409 apartments. Our older boilers have been retrofitted with a new dual fuel burner which is on standby. The system continues to run on #4 oil, but is ready to switch over to gas. Con Edison has agreed to install separate dedicated gas service for the boilers. We expect to have the new boilers on line with natural gas later this year.

**Heating Main Pumps and Valves** - We have identified the need to replace the very large hot water main pumps and valves which push the hot water underground from building to building to provide heat and hot water. Plans and bids are being reviewed with intention of having the work

**Heating Mains** - Replacement of the underground heating mains which distribute the hot water used for heating and domestic hot water is a third phase of the boiler project. The heating mains from buildings 10 to 8, 13 to 11 and 7 to 5 have been replaced with modern, low heat loss piping. The heating mains from buildings 4 to 2 will be replaced this spring. This phase will continue for several years and will make our system more energy efficient.



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**Danfoss Valves** - This phase of the boiler project is now complete, a year ahead of schedule! The living room, bedroom and kitchen radiators in every apartment have now been outfitted with Danfoss thermostatic valves providing individual climate control. Done in-house by our Maintenance Department, the Danfoss valves are already paying dividends in fuel savings!

### **GAS EMERGENCY AT BUILDING 15**

Alert residents smelled gas and called Con Edison, who found a small, but serious fault in their supply line just outside of building 15. Following their safety protocols, Con Edison turned off the gas and called for inspection and testing of the lines feeding the laundry room and each apartment in the building.

Ultimately, our plumber replaced two aging lines and upgraded a number of fittings. Then White Plains Building Inspectors checked and certified the work, issuing passing report cards to Con Ed, who replaced a dozen meters and finally threaded a new gas supply line through the existing pipe.

Some \$30,000 and a little over two weeks later, Building 15 residents are finally cooking with gas again. We are starting to look into ways that we can upgrade our gas system to all of the buildings so that interruptions in service can be avoided.

### **REVISED HOUSE RULES**

Bryant Gardens is unique among Westchester Co-ops for its award-winning gardens, well-maintained buildings, and most importantly, for its attention to the quality of life. We've just revised two existing House Rules dealing with quality of life issues, namely, (a) odors and second-hand smoke, and (b) neighbor-to-neighbor noise.

We revised House Rule 1(b) to prohibit a contractor (plumber, carpenter, cleaner, babysitter, etc.) hired by the Co-op or by you from smoking anywhere in a building or within 30 feet of a building. The fine for each violation by you or your contractor is \$50, added to your account.

We also revised House Rule 17, requires "wall-to-wall carpeting and appropriate padding or the equivalent thereof excepting kitchen, closets and bathroom." Because some have misinterpreted this Rule, we've revised it to make it clear that carpeting is required in all apartments, on both floors. Noise is an equal opportunity nuisance.



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We've also extended the carpeting House Rule to mandate a practice we've found particularly helpful in reducing noise. Anytime the floors in a second floor apartment are bare, either at move-in, or later when you're changing the carpeting, you must notify Management and provide access so that any loose floorboards can be screwed down.

**HOUSE RULES 1 AND 17, WITH REVISIONS AS OF FEBRUARY 20, 2013**

- (1) (a) The public halls, stairwells and stairways of the buildings shall not be obstructed or used for any purpose other than ingress to and egress from the apartments in the buildings.
- (b) Smoking is prohibited within 30 feet of the buildings and in the public areas of the buildings, including halls, stairways, basements and laundry rooms. No lessee shall permit unreasonable cooking or other odors, including smoke, to escape into the building. Contractors, service personnel and employees of the Lessor or a Lessee shall not be permitted to smoke within 30 feet of the buildings or anywhere within the buildings.
- (c) The Board may impose a fine in the sum of \$50 for each violation of the provisions of this paragraph.
- (17) (a) The Lessee shall keep all floors covered with wall-to-wall carpeting and appropriate padding or the equivalent thereof excepting kitchen, closets and bathroom. This rule applies to all apartments at Bryant Gardens, whether on the first floor or a second floor of the buildings.
- (b) At any time that the floors of a second floor apartment are bare (such as for example, prior to replacing existing wall-to-wall carpeting), the Lessee must notify Lessor and provide Lessor with access to the apartment so that Lessor may secure all floorboards before the wall-to-wall carpeting is installed. (See also, House Rule 28).

**LONG COLD WINTER . . . SPRING IS FINALLY HERE . . . WE HOPE**

This past winter season was long, cold and we had a lot of snow. The Bryant Gardens Maintenance Staff responded well to every storm, as they always do, to make sure our roadways, parking lots and sidewalks were cleared quickly and made safe.

According to our calendar spring is finally here. Spring time at Bryant Gardens is one of the most beautiful times of the year and we look forward to the beautiful blossoming of our trees and plantings.

**Welcome to Spring and we hope to see you at the Annual Shareholders Meeting on May 22!**