

# **BRYANT GARDENS CORP. NEWSLETTER**

APRIL 2019

**BRYANT GARDENS  
CORP.**

## **ANNUAL MEETING OF SHAREHOLDERS**

### **Board of Directors**

Louis J. Bruno

Michael Flynn

Rose Hogan

Kaiser Vallice

Michael Magrone

Natasha Eaton

Brendan Pastor

### **Managing Agent**

Robert Orlofsky  
Realty, Inc.

7 Bryant Crescent  
Suite 1C

White Plains, NY 10605

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914-328-6993 (F)

### **E-Mail**

ROINC3@GMAIL.COM

### **Website**

www.robtorlofsky.com

### **Maintenance Staff**

#### **Jay Cid**

Superintendent

914-946-3313

jaycid@bryantgardens.com

David Tapia  
Associate Superintendent

#### **Porters**

Ariel Molina

Tony Santos

Jose Vite

Jason Rodriguez

Horlando Vite

Please be advised that the Annual Meeting of Shareholders of Bryant Gardens Corp. has been scheduled for Wednesday, May 15, 2019 at 6:45 p.m. at Sam's of Gedney Way Restaurant, 50 Gedney Way, White Plains, New York.

Enclosed is the official Notice of the Meeting. There are seven seats on the Board open for election. If you have an interest in being elected to the Bryant Gardens Corp. Board of Directors, please complete the enclosed Candidate Profile and return it to Bryant Gardens Corp., 7 Bryant Crescent, Suite 1C, no later than Friday April 19.

If you cannot attend the Shareholders Meeting on Wednesday, May 15 and would like your shares to be represented, you will have the opportunity to sign and return a Proxy Form that will be mailed with the Candidate Profiles at least 25 days before the Shareholders Meeting.

## **2018 FINANCIAL REPORT**

Enclosed is a copy of the Bryant Gardens Corp. 2018 Financial Report. If you review page 2 of the "Balance Sheets", you'll see that the Bryant Gardens Reserve Fund totaled \$625,320 at the end of 2017.

At the end of 2018, the Bryant Gardens Reserve Fund totaled \$5,796,523!

The increase in the Reserve Fund is the result of Bryant Gardens Corp. successfully refinancing its mortgage in May 2018. See page 10 of the report, note 6 "Mortgage Payable" for the terms of the new Bryant Gardens Mortgage.

The "Major Capital Improvements" made to the property in 2018 are detailed on page 9, Note 4 of the Report. In 2018 Bryant Gardens Corp. spent \$1,075,897 in capital improvements and upgrades to the property.

Mark Cohen from the accounting firm of Bloom & Streit will attend the Annual Shareholders Meeting to review the 2018 Financials and answer your questions.

## **UPDATED HOUSE RULES**

Enclosed is a copy of the Bryant Gardens House Rules as amended through March 20, 2019.

The Board has worked very hard on the House Rules to insure there are safeguards in place to control parking, apartment renovations, move-in and move-out procedures, carpeting requirement, prohibitions against smoking and more.

The Bryant Gardens Board and Management are committed to supporting good neighbor-to-neighbor relations. Observance and respect of the Bryant Gardens House Rules helps build a strong, safe community for everyone to enjoy.

Of course, the Board and Management are also committed to taking appropriate steps to ensure compliance if a resident disregards or violates a Bryant Gardens House rule to the detriment of the Community.

## **SPRING CLEANING AND PROJECTS UNDERWAY**

**Storeroom Clean Out** – Our Maintenance Staff is cleaning out and emptying the storage rooms of items that have been abandoned or are not permitted to be kept in storage, such as flammable materials, mattresses, empty cardboard boxes, and discarded furniture. If you are storing any personal items in the store rooms, please be sure these items are marked with your name and apartment number.

**Hallway Carpet Cleaning** – Over the next few weeks, the carpet in the public hallways will be cleaned and shampooed. Jay Cid will post a notice in your Building so you will know what day the carpets will be cleaned. They dry quickly so access to your apartment should not be an issue.

**New Public Hallway Light Fixtures** – The Board has approved replacement of the failing ceiling light fixtures in the interior hallways. So far buildings 1-7 have been completed and we are awaiting delivery from the manufacturer for the balance of the fixtures.

The new ceiling light fixtures are attractive, and the architectural details complement the hallway finishes and lighting. The new fixtures use LED bulbs that last for years and do not cause service issues. The old fixtures use fluorescent bulbs, that are much less efficient, and whose ballasts became a maintenance issue (LED bulbs don't use ballasts).

Not only do the new light fixtures look great, but the savings in electricity is substantial and the new fixtures will pay for themselves within five years.

**New Storage and Bike Rooms** – Here's good news for residents who've been asking for more indoor bicycle storage and for those on the waiting list for Bargold Private Storage units.

Work will begin shortly to renovate the large store rooms in the basements of Buildings 8 & 9. The rooms are centrally located in the complex and will provide easy, ground level access for bicycle storage – no stairs to navigate! The new rooms will have racks for up to 20 bikes per room, and at least 12 new Bargold Storage units.

There is a long waiting list for the Bargold Storage Units that rent for \$30.00 per month. When the rooms are completed, shareholders that have been waiting for a Bargold Storage Unit will be contacted.

If you would like to store a bike in one of the new rooms, please email management at [roinc3@gmail.com](mailto:roinc3@gmail.com) so we can start a list of residents that would like to use one of the new bike rooms.

**Hot Water System Upgrade** – Work has started to replace the domestic hot water system in every building. The new system has computerized controls to provide hot water at a safe and comfortable temperature of 120 degrees without fluctuation. Sudden bursts of hot water are eliminated! So far, the hot water systems in Buildings 2, 6, 11, and 13 have been replaced. Work has started in building 1, and the project will continue through the year until all buildings are completed.

**Exterior Brick Wall Repairs** – Part of the long-term plans to upgrade the buildings at Bryant Gardens is to make repairs to the exterior walls at every building. The scope of work includes brick replacement, window sill replacement, brick pointing, steel lintel replacement, and brick reinforcement. In 2018, two buildings were completed, 1 & 3. In 2019, the Board plans to work on Buildings 2, 4, 5, 6, & 11.

### **BUILDINGLINK – THE WAY TO COMMUNICATE**

BuildingLink is the easy way to submit Maintenance Requests – which must be in writing. The other way is to stop by the Maintenance Office and submit a Maintenance Request form on paper.

But there's more! BuildingLink lets you pay your Maintenance online, make Reservations for the playground and Building 10 lawn, send messages to Management and the Board, provide instructions to Maintenance regarding deliveries, visitors, nanny privileges, etc., and use the online Library to read Bryant Gardens documents, including the Minutes of Board meetings.

Please visit [www.bryantgardensresidents.com](http://www.bryantgardensresidents.com) to access BuildingLink on your computer or download the BuildingLink app for your smartphone from the Apple App Store or Google Play Store.

Email [buildinglink@bryantgardens.com](mailto:buildinglink@bryantgardens.com) to get or reset your username and password.

**VERY TRULY YOURS,**

**BRYANT GARDENS CORP.**  
**BOARD OF DIRECTORS**

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