

# **BRYANT GARDENS CORP. NEWSLETTER**

; DECEMBER 2012

## **BRYANT GARDENS CORP.**

### **BOARD of DIRECTORS**

Louis J. Bruno

Michael Flynn

Rose Hogan

Frederick Noble

Michael Magrone

Kaiser Vallice

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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

## **2013 OPERATING BUDGET**

At the November 28th meeting of the Bryant Gardens Board of Directors, the enclosed 2013 Operating Budget was approved. The Budget incorporates a 2% increase in the monthly maintenance charges, effective January 1, 2013.

This is a very small increase in the monthly carrying charges made necessary by higher Real Estate taxes, which are rising again this year, and general operating costs.

The Board and Management have locked fuel oil costs for the first half of 2013 at \$3.10 per gallon. We always keep a close watch on oil prices, and locking in the price now should permit us to operate within our budget for 2013.

## **NEW BOILER AND GAS CONVERSION PROJECT**

Construction of the new boiler, the upgrade of the existing boiler and a new domestic hot water control system in building 4 is nearing completion. Work in building 10 has been suspended through the Holidays and will resume after January 1. The upgrade of the Bryant Gardens heating plants is a major capital project that will give us state of the art control of our heating system, and the capability of burning either oil or natural gas -- whichever is cheaper -- to heat the buildings and apartments and supply hot water.

The Board and Management is working very closely with Con Edison representatives to develop a plan to bring the new gas service to each boiler room. We are hopeful that Bryant Gardens will be able to run the new heating and hot water system on natural gas during the second half of 2013. The major benefit to switching to natural gas from oil is anticipated lower operating costs.

## **UNDERGROUND HEATING MAIN REPLACEMENT**

In 2012, two sections of underground heating mains that serviced buildings 8 & 10 and 11 & 13 have been replaced. The original 1950's underground heating mains are being replaced with a system that is fully insulated and will result in future energy savings. The Board has plans to move forward in 2013 to replace more of the underground heating mains as part of a long range capital improvement project.

### **DANFOSS THERMOSTATIC CONTROL VALVES**

After three years, installation of the new Danfoss thermostatic radiator control valves, in all fifteen buildings, has been completed. This is a tremendous improvement and gives each resident the capability to set the temperature in their apartment at a comfortable level. It also reduces fuel consumption by 10%!

### **PAYING FOR THE IMPROVEMENTS**

The cost of these major infrastructure projects, new boilers, new underground heating mains and Danfoss radiator control valves is close to two million dollars and has been paid for from the Bryant Gardens Reserve Fund without the need to impose any special assessments on the shareholders!

### **HOLIDAY LIGHTING CEREMONY**

The Holidays are a magic time of year, especially at Bryant Gardens.. This year's decorations may be the best ever, despite the delay imposed by hurricane Sandy and the demands made by the boiler project. A tip of the hat goes to lighting architect Jay Cid, and all the porters!

Over 200 Bryant Gardens residents and their friends and families took part in the Holiday Lighting on Wednesday, December 12, joined by White Plains Mayor Thomas Roach and Council members Milagros Lecuona, Beth Smayda, Ben Boykin and John Martin, as well as our favorite retired Mayor, Joseph Delfino. Residents and guests enjoyed hot cider and donuts, and helped light the Christmas tree and Hanukkah menorah. Youngsters of all ages sang and danced to the lively music of Hart to Hart, and made merry with Santa Claus and his helpers from Dave's Cast of Characters.

Special mention this year was made of Superintendent Compasso, Handyman Tapia, and the Maintenance staff for going above and beyond during difficult transitions in the boiler project. Thanks guys!

### **HAPPY HOLIDAYS**

The Bryant Gardens Staff, Management, and Board of Directors want to extend warm Holiday Greetings and Best Wishes to everyone in the coming New Year!

