



BRIGHTON TOWERS NEWSLETTER SUMMER 2024

June 2024

BOARD OF DIRECTORS:

- INNA ANOPA, President, Director
- MARAT BRONFMAN, Vice President, Director
- PAVEL POZIN, Treasurer, Director
- RAISA DRANTIVY, Secretary, Director
- IRENE GOTTLIEB, Director
- ROMAN RADOMISELSKI, Director
- SIMON SELITSKY, Acting Director

CONTACT THE BOARD:

Email: 4050brighton@gmail.com

Drop a letter in the President’s mailbox outside the management office.

CONTACT MANAGEMENT: (Neptune Associates LLC)

Email: brighton@neptuneassociates.com

Phone: 718-769-2140

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FINANCIAL IMPROVEMENTS

2023 Financials Are Now Available! Copies of the 2023 Financials are now available in the management office or can be emailed to Shareholders upon written request. Please request your copy today.

2023/24 Co-op Tax Abatement & 2024 Annual Coop Assessment. The Co-op Tax Benefit Abatement (for eligible shareholders) and Assessment are reflected in the June 2024 maintenance bills. Shareholders may pay the assessment portion over 3 months without incurring late fees.

Matured CDs Re-invested at Chase. The Board continues to re-invest the maturing existing CDs due to attractive interest rates, using the reserve funds earmarked but not yet due for the Local Law 11 Project.

Electric Energy Fixed Contract Renewed. The Board renewed the electric energy contract for 36 months to obtain budget certainty and risk avoidance due to uncertainty of electricity pricing now and in the coming years.

SECURITY & SAFETY

Cameras and Security Upgrades. Since replacing 14 cameras in the 1st Quarter of 2014, 3 DVRs and 2 cameras have been replaced in the 2nd Quarter.

MAINTENANCE PROJECTS

NYC LL87 compliance. The roof exhaust fan replacement project in accordance with NYC Local Law is now complete. Please contact the management office if you have any questions or comments. The steam trap replacement project in each unit is almost complete. If your steam traps were not replaced, please call the management office so they can schedule an appointment to complete this work.

Pool Update. The Board has made tremendous efforts to prepare the pool this season. The pool permit was received; an electrician has completed the wiring repair and updated the breakers and breaker box. Additional work is being done to evaluate the pool for leaking issues and repairs to the pumps. However, we regret that despite all of these efforts, the pool is not legally permitted to open this season due to the ongoing Local Law 11 work.

Elevator Updates. The hoist cables in the 50-building, left side elevator was replaced, and the drive for the elevator controller in the 40-building, left side elevator was replaced.

Air Conditioning Reminders. Covered air conditioning units will not function properly. Remember not to use multiple appliances while the air conditioning unit is on to prevent surges and damage to fuses. To conserve energy, please turn off your units when you are not at home.

Work Orders. Please contact management office to request any repair work during normal office hours. After normal office hours, you can place a request by completing the work order form outside the Maintenance Office. For emergency maintenance issues, call maintenance at 347-523-2103.

OPERATIONAL UPDATES

Welcome New Acting Board of Director. We are excited to introduce Simon Selitsky to temporarily fill Natalya Galinskaya's vacant Board member seat due to her recent move from Brighton Towers. Simon is an entrepreneur with over 30 years of experience in CyberSecurity, Healthcare IT, System and Application Software, Medical devices, Telecom, Wireless and Hardware/Software integration. Simon will be a tremendous asset to our team and the Co-op.

New House Rules. The House Rules were revised in the 2nd Quarter of 2024. Digital copies were emailed, and hard copies were made available in the management office. If you didn't receive a copy, additional copies are still available in the management office or you can request that they be emailed to you or you can download them for free on domicile using the following link: [https://www.domecile.com/buildings/40 Brighton 1st Road144785](https://www.domecile.com/buildings/40_Brighton_1st_Road144785)

New Subleasing Policy – 1-year primary residency requirement. The Board passed a resolution supplementing the subleasing policy. For any Shareholders who became a proprietary lessee of an Apartment on or after April 17, 2024, there will now be a requirement to maintain the subject Apartment as their primary residence for a consecutive period of not less than one (1) year prior to subleasing.

Offering Plan, By-laws and House Rules are now available online. The Offering Plan, By-laws and House Rules are now available online at [https://www.domecile.com/buildings/40 Brighton 1st Road144785](https://www.domecile.com/buildings/40_Brighton_1st_Road144785). The House Rules can be downloaded for free. The Offering Plan and By-laws can be downloaded for a fee.

Disposal of Garbage. Please do not leave furniture, personal property or garbage in the hallway. These items should be brought to the compactor room. Leaving items in the hallway is a lease violation and may be a safety hazard, among other things. Such violations may result in fines or other action taken against you regardless of how small or how temporary the items are left in the hallway. Also, as posted in the compactor rooms, please remember to clean recyclables before putting them in the recycle bin.

Package Room. The Board has expanded the package room area to accommodate more packages.

Recent Cooperative Sales Comparables. If you are planning to sell your unit and are looking for sales comparables at Brighton Towers, please contact the management office for more information.

LL11 FAÇADE & BALCONY PROJECT

Board Hosted LL11 Façade and Balcony Project Meeting with Shareholders on May 20, 2024. In case you were unable to attend, the link to view a recording of the meeting is available at the link below or contact the management office. [https://zoom.us/clips/share/YrOafeWa5rKssrCSJndo7Fb61-d30qp4SUDSxKrnLMcimndi9g0UNjk-ilZToByMdRssw.0ZIXAuUvi-h_iivp](https://zoom.us/join/https://zoom.us/clips/share/YrOafeWa5rKssrCSJndo7Fb61-d30qp4SUDSxKrnLMcimndi9g0UNjk-ilZToByMdRssw.0ZIXAuUvi-h_iivp)

DOB Complaints. Making calls to 311 for non-emergency complaints regarding the LL11/Balcony project may result in work stoppage to investigate. We urge you to contact the management office first so that the contractor can be notified and attempt to address the issue. This will save time and keep the project moving.