



# BRIGHTON TOWERS NEWSLETTER FALL 2024

## BOARD OF DIRECTORS CONTACT INFORMATION:

- Email: [4050brighton@gmail.com](mailto:4050brighton@gmail.com)
- Drop a letter in the President’s mailbox outside the Neptune management office.

## MANAGEMENT CONTACT INFORMATION:



- Email: [brighton@neptuneassociates.com](mailto:brighton@neptuneassociates.com)
- Telephone: 718-769-2140



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## FINANCIAL IMPROVEMENTS

**2023 Financials Still Available.** Copies of the 2023 Financials are still available in the Neptune management office or can be emailed to Shareholders upon written request. Please request your copy today.

**Matured CDs Re-invested at Chase Bank.** The Board continues to re-invest funds from the maturing existing CDs due to attractive interest rates.

## MAINTENANCE PROJECTS

**NYC LL87 compliance.** The steam trap replacement project in each unit is almost complete. If your steam traps were not replaced, please call the Neptune management office so they can schedule an appointment to complete this work.

**Painting Project.** The Board has the maintenance staff repainting the hallway trim and elevator doors. Painting of all unit doors will start once hallways are complete.

**Emergency Generator.** The emergency generator has been prepared and started. A building-wide power shut off lasting approximately 60 minutes will be scheduled in October to finalize the connections. All Shareholders and other residents will be notified in advance and should make any necessary preparations (e.g. shut down electronics, prepare back-up power supplies for all necessary equipment, etc.).

**Main Drain Cleaned.** The main drain for the buildings was cleaned as part of preventative maintenance against clogs and backups.

**Work Orders.** Please contact the Neptune 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.

**Pool Update.** Even though the pool was not open this summer, great effort was taken by the Board to make repairs to the electrical systems and the maintenance staff identified and repaired a leak in the piping.

## OPERATIONAL UPDATES

**New Maintenance Staff Members.** Please welcome Laim and Llazar as our new handypersons. We wish our former handyperson Freddy all the best in his new endeavor.

**New On-site Neptune Management Team Member.** Please welcome Malvina to the on-site Neptune management office. Malvina worked in the office temporarily last and this summer and now joins us full-time. We wish Griselle all the best as she returns to Neptune's Long Island office.

**New House Rules Still Available.** Copies of the new House Rules are still available in the Neptune management office or can be emailed upon written request. You can also 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 Reminder.** This is just a reminder that 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.

**Disposal of Garbage.** This is a reminder that you should not leave garbage in the hallway. All garbage should be brought to the compactor room in a plastic bag, that must be tied up property before being disposed of in the trash chute. Also, please remember to clean recyclables before putting them in the recycle bin.

**No Storage in the Hallway or Parking Garage.** This is a reminder that you should not leave or store personal belongings in the hallways or parking garages. Failure to comply 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.

**Smoking.** Please be reminded that there is no smoking in the common areas, including stairwells. If you smoke in your unit, please take steps to make sure that the smoke does not fill the hallways or neighboring units. Smoking is not permitted in the bathrooms, as vents connect to other apartments, allowing odors to travel between units.

**Update Contact Information.** To receive Brighton updates, notifications and alerts, please update your cell phone number & e-mail address information with the Neptune management office.

**Credit and Debit Cards Can Now be Used to Refill Laundry Cards.** The Board installed a credit and debit card machine in the laundry room to reload your laundry card. Residents still have the option to use cash, but in the near future, the laundry room will become cashless.

**Electric Vehicle Chargers.** The Board is currently researching the installation of EV chargers in each parking space for possible implementation in 2025.

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

## **LL11 FACADE & BALCONY PROJECT**

Concrete repairs on the balcony slabs and curbs are currently underway. Once the steel, concrete, flooring, and painting work on each line is completed, the general contractor will proceed with the railing installation. During the railings installation phase, the contractor will continue to adjust metal pins and level concrete curbs if required to fit aluminum posts.

The contractor is also assembling railing components to check that all balcony materials have arrived. A few finishing components remain in fabrication and are expected by the end of the month. Installation has commenced on Building 40 (Line N) and Building 50 (Lines C&D and F&E).

The railing installation will occur in phases. Posts will be secured to the curbs, followed by the installation of railings and glass panels, caulking, and final touches. Dividing partitions will then be added, and the top and bottom caps will be installed on each railing post. Upon completion and a satisfactory final inspection by the engineer, the protective plastic covers will be removed from the railings.

**DOB Complaints.** Please remember that 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 Neptune 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.