



# BRIGHTON TOWERS NEWSLETTER WINTER 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:



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## FINANCIAL UPDATES

**2025 Budget Approved with Modest Maintenance Increase.** To keep up with rising costs and lower expectations of income in 2025, the Board approved a modest maintenance increase of 2.25%.

**Matured CDs Re-invested at Chase Bank.** The Board continues to re-invest funds from the maturing CDs, using reserve funds earmarked but not yet due for the Balcony and Local Law 11 Project.

**Tax Returns Timely Filed by Accountants.** Brighton's accountants timely filed the tax return for 2023.

## MAINTENANCE PROJECTS

**Local Law 87 Project (Energy Audits & Retro-commissioning).** The Board complied with the energy audit report required in 2024. The work included replacing steam traps in all 448 units and repairing and/or replacing approximately 29 roof exhaust fans.

**Painting Project.** The Board has the maintenance staff re-painting the hallway trim & elevator doors. Thereafter, they will paint all unit doors.

**Emergency Generator.** The emergency generator is now operational and powers the hallway lights (all floors), lobby lights, 2 boilers, entry doors, elevators and the water tower pump system.

**Elevator Cable Replacement.** The hoist cables in the 40-building right side elevator were replaced.

## OPERATIONAL UPDATES

**Laundry Room Goes Cashless.** A credit/debit card machine was installed. The laundry room is now cashless.

**Computer Tablets Now Include Brighton Towers Notices.** Brighton notices are now visible on computer tablets in the elevators, lobbies, by the Management Office, Maintenance Office & Community Room.

**NYC Composting Rules.** The Board ordered composting receptacles to comply with NYC's new composting requirements. More information to follow.

**Local Law 88 of 2009 (Lighting Upgrades)** <https://www.nyc.gov/site/buildings/codes/ll88-lighting-system-upgrades-sub-meter-installation.page>. The Board engaged Brighton's energy consultant to complete the required lighting audit and filing.

**Local Law 126 of 2021 (Periodic Inspection Requirements for Parking Structures)** [https://www.nyc.gov/site/buildings/safety/parking-](https://www.nyc.gov/site/buildings/safety/parking-structure.page)

[structure.page](#). The Board engaged a specialized engineer to complete and file the required inspection and observation report for the parking garages.

**Local Law 1RCNY §103-15 (Parapets) [Parapets - Buildings](#)** . The Board engaged a specialized engineer to complete the required parapet inspection.

**LL157 of 2016 (Natural Gas Detector Installation):** <https://rules.cityofnewyork.us/rule/rules-relating-to-installation-and-location-of-natural-gas-alarms/>

Brighton Towers is required to install natural gas detectors in all 448 units by May 2025. The Board conducted extensive research and determined that natural gas detectors are significantly more costly than smoke and carbon monoxide detectors. The recommended device is the Denova model DD620NV, a UL-certified, battery-powered natural gas detector with a 10-year battery lifespan. The battery-powered option is more economical because our maintenance staff can handle the installation. While plug-in models may have a lower upfront cost, their installation would require a licensed electrician, and additional electrical outlets may be necessary to meet the height requirements for proper placement, increasing overall expenses. After obtaining multiple quotes from various vendors, the lowest price secured for a compliant, battery-powered detector was \$68.00 plus tax. This cost will be included as a one-time charge in your February 2025 invoice.

## LL11 FAÇADE & BALCONY PROJECT

**Railing Installations by Year-End 2024:** Apartment lines M/N in Building 40 and lines C/D/E/F in Building 50 are expected to be completed by the end of December 2024, with the exception of divider installations.

**Upcoming Installations Starting January 2025:** Railing installations for lines M/N in Building 50 and lines E/D in Building 40 are scheduled to begin in the first week of January 2025. The remaining lines will follow as balcony concrete work, leveling, waterproofing, and other preparations are completed.

As previously communicated, railing installation will occur in phases, and dividers will be installed as the final step. Once all work is complete and the engineer performs a satisfactory final inspection, the protective plastic covers will be removed from the railings.

The project is currently on track for completion by **March-April 2025**, if weather—such as harsh winter temperatures, high winds, or heavy rains—do not cause significant delays. Thank you for your patience and understanding.

## **2024 YEAR IN REVIEW**

Dear Shareholders,

As 2024 comes to an end, we'd like to share some of this year's accomplishments and a few general reminders. We also wish you and your families a wonderful holiday season and a Happy New Year!

### **Financial Updates**

- The Board invested available reserve funds in CDs at Chase Bank, which earned Brighton over \$400,000 in interest.
- The Board renewed the electric energy fixed contract for 36 months for budget certainty and risk avoidance due to the uncertainty of electricity pricing now and in coming years.
- The 2023 tax deduction letters & 1098s were timely distributed, the 2023 financial statements were finalized and the 2023 tax returns were timely filed.
- The 2025 Budget was finalized and approved.

### **Maintenance Projects**

- The Board expanded the package room area to accommodate more packages.
- The Board coordinated the effort to make the emergency generator operational.
- Cameras and DVRs were upgraded around and about the buildings.
- Lobby and elevator floors were repaired.
- Elevator hoist cables and a drive for an elevator controller were replaced.
- The maintenance staff is re-painting the hallway trim & elevator doors.
- The Board is currently researching the installation of EV chargers in each parking space for possible implementation in 2025. The cost of the implementation will be subsidized by NYSEDA (New York State Energy Research and Developments Authority) and will result in minimal or no costs to the Co-op.
- The Local Law 87 Project was completed, which included the replacement of steam traps in 448 units and repairing and/or replacing approximately 29 roof exhaust fans.
- In addition to the Balcony/Local Law 11 Project and the Local Law 87 Energy Audits & Retro-commissioning Project, the Board worked on numerous other required NYC Local Law Projects including Local Law 88 of 2009 (Lighting Upgrades), Local Law 126 of 2021 (Periodic Inspection Requirements for Parking Structures), IRCNY §103-15 (Parapets), LL157 of 2016 (Natural Gas Detector Installation).

### **Operational Updates**

- The Board implemented a new subleasing policy with a 1-year primary residency requirement
- The Board implemented a "No Short-Term Rental or Unauthorized Occupancies" form to be signed at all unit closings.
- The Board has conducted a comprehensive update of the House Rules, integrating existing policies and introducing new guidelines. Copies of the updated House Rules are available in the management office and can also be requested via email.
- The entire application process has gone digital and copies of the Offering Plan, By-laws & House Rules are now available online.
- Annual safety notices were distributed.
- The laundry room is now cashless with a new credit/debit card machine.
- New handypersons, Laim and Llazar, joined the Brighton maintenance staff team.
- New on-site Neptune Management Team Member, Malvina, joined the team full-time.

### **General Reminders**

- **Work Orders.** Please contact Neptune Management 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.
- **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.
- **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.

- **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.
- **No Dogs Allowed in the Building.** However, tenants who owned dogs prior to April 1, 2024 must ensure compliance with the pet policy outlined in the House Rules to avoid violations.
- **No E-Bikes, E-Scooters & their batteries allowed.** Effective January 1, 2024, the building has implemented a ban on E-Bikes, E-Scooters & their batteries policy
- **Recent Cooperative Sales Comparables.** Shareholders planning to sell or lease their unit can obtain comparables at Brighton Towers by contacting the management office for more information.
- **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.