



BRIGHTON TOWERS NEWSLETTER SUMMER 2025

BOARD OF DIRECTORS' CONTACT INFORMATION:

- Email: 4050brighton@gmail.com
- Drop a letter in the President's mailbox outside the Neptune management office.

MANAGEMENT CONTACT INFORMATION:



- Email: brighton@neptuneassociates.com
- Telephone: 718-769-2140



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FINANCIAL UPDATES

2024 Financial Statements Coming Soon. The auditors are finalizing the 2024 Financial Statements and are expecting to make them available to Shareholders in the 3rd Quarter of this year.

2024/25 Co-op Tax Abatement & 2025 Annual Co-op Assessment. The Annual Co-op Tax Benefit Abatement for eligible Shareholders and Assessment were reflected in the June 2025 maintenance bills. Shareholders may pay the assessment portion over three months without incurring late fees.

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 upcoming capital projects.

OPERATIONAL UPDATES

Pool Opened Early this Summer. After several years of being closed due to the Local Law 11 Façade and Balcony Project, the Board is pleased to have the pool opened early this summer through Labor Day with extended hours. The pool hours are Monday through Sunday, 10:00AM to 8:00PM, subject to change and weather conditions. Non-transferable pool passes are available in the Neptune management office. Shareholders must bring a government-issued photo ID & proof of ownership (e.g., stock certificate, proprietary lease or maintenance bill). Sublessees must bring a government-issued photo ID and a signed copy of sublease, listing occupants. Pool passes for Shareholders and residents are free. Non-holiday weekday guest passes are \$10 each. Holiday and weekend guest passes are \$20 each. Guests at the pool are required to be accompanied by a Shareholder or resident.

Balcony Rules. Reminder notices were distributed about balcony rules in the House Rules, Section III. Specifically, (1) do not feed the birds, (2) do not install tiles or carpet or any other flooring on the balconies, (3) do not block or obstruct the drains, (4) do not throw anything off balconies or out of windows, and (5) do not attach anything to the balcony railings.

Local Law 84 Energy Benchmarking – The annual LL84 Benchmarking report was filed by the energy consultant.

Local Law 88 of 2009 (Lighting Upgrades). The mandatory lighting upgrades were completed. The energy consultant filed the required report with NYC.

Local Law 157 of 2016 (Natural Gas Detector Installation). Installation of the required natural gas detectors in all 448 units were completed.

Local Law 126 (Parking Structure Inspections). As part of the required 6-year parking structure inspection and assessment, certain work will be done in the garages so the engineer can complete their report and submit it to the NYC Department of Buildings. More information to follow.

MAINTENANCE UPDATES

Laundry Room Machine Replacement. The Board has been working diligently to replace certain laundry machines in the laundry room. New dryers are being ordered, and the Board will have a better sense of timing of the installation date in the next several weeks.

Pool Maintenance & Repairs. A new pool heat pump and starter were installed. The walkway to the pool was repaired and new umbrellas and chairs were added to the pool deck.

Elevator Repairs. The installation of a new leveling-unit was completed for the 50-building left side elevator.

Backflow Preventer Inspection Completed. The backflow preventer for the main water line passed annual inspection.

Painting Project. The maintenance staff members are working on exterior touch-up painting now that the Local Law 11 Façade and Balcony scaffolding has been removed. Painting of the hallways and unit doors is expected to begin after the summer.

Work Order Reminder. As a reminder, all non-emergency maintenance requests must be accompanied by the work order form. Please complete, sign and submit the work order form directly to the Neptune management office. Neptune management will then schedule the work order with the maintenance staff. **Please do not contact the maintenance staff directly, unless it is a maintenance emergency.** Any charges, if applicable, will appear on your next maintenance bill.

LL11 FACADE & BALCONY PROJECT

The Board is pleased to report that the Local Law 11 Façade & Balcony Project has reached substantial completion according to the owner's representative. The contractor is now in the process of addressing the final punch list items and demobilizing from the site.

We appreciate everyone's patience throughout this extensive restoration effort.

As a reminder, installation of any kind, including tiles, on the balcony floors or brick walls is strictly prohibited, as such work may compromise the integrity of the waterproofing and void warranties. We thank all Shareholders and residents for continuing to observe this restriction.

Thank you again for your continued cooperation.