



BRIGHTON TOWERS NEWSLETTER FALL 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:



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FINANCIAL UPDATES

2024 Financial Statements Are Still Available! Copies of the 2024 Financial Statements are still available in the Neptune management office or can be emailed to Shareholders upon written request. Please request your copy today.

ANNUAL SHAREHOLDERS' MEETING & ELECTION OF BOARD UPDATE

Annual Shareholders' Meeting Rescheduled. Shareholders were notified that the Annual Meeting of Shareholders originally scheduled for October 9th will be rescheduled to a date in the next several months in order to accommodate numerous requests to hold the meeting **in-person** in the Community Room, rather than online. In order to do so, the Board is working to obtain an updated public assembly permit, and complete certain roof work to fix any leaking issues in the Community Room.

No Salary or other Compensation for Board Members. For those considering a nomination to become a Board Director, please note that serving on the Board is a volunteer position. This means there is no salary or other form of compensation for the time and effort Board members dedicate to the cooperative. Their work is performed in the best interest of all shareholders and the community as a whole.

OPERATIONAL UPDATES

The Board Extended Pool Hours Past Labor Day. Given that the pool has been closed for the past few seasons for the Local Law 11 and Balcony Project, the Board extended the pool hours this season past Labor Day at the request of the Shareholders.

The Board Updated Security Guard Hours. For greater security coverage, the Board updated the security guard schedule.

The Board Extended Laundry Room Hours. To accommodate a number of requests from Shareholders, the Board has extended laundry room hours by having the laundry room open one hour earlier from 7:00 A.M. to 10:00 P.M.

Local Law 126 (Parking Structure Inspection & Assessment). As part of the required 6-year parking structure inspection and assessment, certain

work will be done in the garages in the coming months so the engineer can complete their report and submit it to the NYC Department of Buildings. More information will follow.

MAINTENANCE UPDATES

The Board Ordered New Laundry Room Washers & Dryers. The Board has been working diligently to replace the laundry machines. New dryers were installed on October 6th. We have not yet received an installation date for the washers.

Elevator CAT 5 Inspections Completed. The mandatory, rigorous, full-load test required every 5 years was completed on all of the elevators.

LOCAL LAW 11 FACADE & BALCONY PROJECT

The Board has been advised that the Local Law 11 project is now 100% complete. The Coop Board has received the Certificate of Exterior Wall Condition from the Department of Buildings, designating both buildings as "SAFE."

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.

UPCOMING ROOF REPAIRS AND RENOVATION PROJECT

The Board is moving forward with the roof renovation project, which includes roofs for the garages, lobbies and main buildings. All documentation required for filing with the DOB is complete, the contractor has been selected, and the construction contract has been executed.

Part of the current sidewalk shed installed due to the Local Law 11 project will remain in place in preparation for the roof work.