



BRIGHTON TOWERS NEWSLETTER SPRING 2026

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

Tax Deduction Letters and 1098s Distributed to Shareholders. 2025 tax deduction letters and 1098s were distributed. Any shareholders that still need a copy should contact Neptune management.

Annual Co-op Tax Abatement. The Annual Co-op Tax Abatement Renewal was completed and submitted to the NYC Department of Finance.

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 capital projects.

Annual BCL 727 Disclosure. The Board completed the annual BCL 727 Disclosure Form, which has been posted in the lobbies.

Annual Real Estate Tax Protest. The annual application for correction of assessed valuation was submitted to Brighton's tax certiorari attorneys.

LL86 of 2025 Rent Transparency Act. Notices were posted to comply with LL86 of 2025, which states that the building contains one or more units that are subject to the Rent Stabilization Law.

OPERATIONAL UPDATES

Annual Safety Mailing. The annual NYC mandatory safety notices were distributed. Please return your responses if not already done so.

Board of Directors Update. As you are aware, Director, Paul Pozin, resigned from the Board. Paul has been a valuable member of the Board for years and will be greatly missed. We wish him all the best going forward. We are excited to introduce Aleksandr (Alex) Kundin to temporarily fill the vacant Board member seat. Alex has lived in Brooklyn since 1993 and has been a resident of the co-op since 2023. He earned a Bachelor's degree in Accounting from Pace University and brings over 15 years of professional experience in financial services, audit, and compliance leadership roles. In his career, Alex has led governance and risk management initiatives, overseen internal controls, supported regulatory reviews, and strengthened operational processes within complex organizations. He also has experience managing vendor relationships, reviewing service agreements, and helping ensure accountability and performance standards are met. Alex believes Brighton Towers is one of the best co-ops in Brooklyn's best location. He looks forward to contributing thoughtful oversight, sound judgment, and a

collaborative approach to support the long-term success of our community.

New On-site Neptune Management Team Member. Please welcome Biata to the on-site Neptune management office.

Community Room Permit Update. Brighton Tower's Community Room has passed inspection by the NYC DOB and the Place of Assembly Certificate of Operation has been issued.

Annual Lender Property Inspection Completed. The annual property inspection by Brighton's lender was completed.

New Intercom System. The Board approved the new intercom system for both the 40 and 50 building entrances. The new system offers great features including an app that allows you to see who rings the bell. Please reach out to the management office if you need assistance.

Insurance. The Board approved the annual insurance renewal proposal.

LL97 & Energy Initiatives. The Board has engaged an Owners Representative to manage the upcoming LL97 requirements and energy initiatives. As part of this process, an energy consultant was engaged to complete the required LL97 Gross Floor Area measurements.

Balcony Rules Reminder. As the weather gets warmer, the Board would like to remind everyone of the balcony rules provided for in the House Rules. 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. Violations of House Rules may result in fines to the Shareholder.

MAINTENANCE UPDATES

Pool Preparation. Pool preparation for the pool opening is underway. The pool permit application has been submitted. The pool vendor is being engaged to evaluate pool operations.

Boiler Inspection. The annual boiler inspection was completed.

Water Pumps. One of the two pumps to the water tank has been overhauled. The 2nd pump will be scheduled shortly, which will require a temporary water shut off. More information to follow.

Fire Extinguisher Inspection. The annual fire extinguisher inspection was completed.

Garage 40 door repaired. The 40-garage door was repaired.

Elevator Repairs. The 40 left side elevator spyder wheel was removed and overhauled off site. The 50 left elevator power connector & some door contacts were replaced.

Painting Project. The maintenance staff is painting unit doors. The 50 building is almost complete, and they will start the 40 building unit doors thereafter.

Maintenance staff Local 32 BJ contract expires in April. According to the Realty Advisory Board, the parties have reached a tentative agreement. More information to follow.

ROOF PROJECT UPDATE

Work is progressing steadily, contingent upon favorable weather. Building 40 Main Roof & Bulkheads scheduled for completion by April 2026. Building 50 Main Roof & Garage Roofs: work is currently underway and will continue through April and May 2026. We appreciate your continued patience as we complete these essential building improvements.