

A Little Face Lift



Painting the lobby was a little like a Botox injection for the building. We could see that something was different, in a better way, but the change was subtle enough that, had we not seen the staff busily painting away and had we not stepped over drop cloths in the lobby during the process, we might not have been able to put our fingers on exactly what had changed. "Better" is better, of course, so we are glad that we invested in a few cans of paint and busied our staff to make that change.

Once the walls no longer were dingy, dirty and chipped, they ceased to match the dingy, dirty floor. At our Super's suggestion, we decided to inject a little Botox into there, too.

We knew that having a good, professional polish done on the floors would make them look better. "Better" was what we were driving at. What we got was **AMAZING!!!**

We thank Rich and the staff for all their hard work to spruce the place up.

Speaking of the staff's hard work....

Staff Perks

The Board decided that we should get the staff a little something to show our appreciation for all the hard work they do. So, we bought them clothes. Our Staff now wear comfy, utilitarian uniforms that announce to the world that they work for us.

Uniforms are great, but our staff had nowhere to put them. So, we invested in lockers. Each member of our staff now has a few cubic feet of space in the building that they can call their very own, and they no longer need to find some hidden niche in which to squirrel away their coats and boxed lunches.

Speaking of lockers, which, when the "ers" is removed, becomes locks

Key Changes

While our Super waits for his apartment to become habitable, we have had a bit of a quandary as to what to do about the apartment keys. Our first concern, of course, was that the keys be secure. Security, however, can translate into a bit of inconvenience. In this case, in order to keep your keys in a safe place, they were also not accessible when our Super was not in the building.

We were hoping that the inconvenience would be short-lived, but, given the trouble with renovating the Super's apartment (see below) and the apparent high salary of many locksmiths, we realized that we needed to find a way to keep your keys safe and let you have access to them if need be. Our super came up with a plan.

Now, all you have to do if you lose your keys is to ask a member of the staff to get them. It will take a few minutes, because we do have some security checks in place, but you will get your keys.

Speaking of the trouble with the Super's apartment.....



Best Laid Plans

When Joe left, apartment 104 was in bad shape – awful shape. In fact, it was in such horrible condition many of us wondered if that's the reason he felt the need to move. The Board was left with the monumental task of making the Super's apartment habitable.

We did everything by the book. We hired an architect. We reviewed the plans. We made changes. We reviewed the plans again. We had a bidders' meeting.

Unfortunately, we hit some snags in the process. I won't go into detail, but suffice it to say that the road to renovating the Super's apartment has been a long and bumpy one.

I am happy to say that the end of that road is in sight. We are within days of hiring a contractor and the Department of Building has approved the plans. Work should start very, very soon.

(continued on next page)

Best Laid Plans (cont)

Most of all, the Board is as disappointed as everyone else that our Super is not living in the building. We apologize to Rich for the inconvenience that he is suffering by not living here. We also apologize to the shareholders for the inconvenience that we all are suffering by not having the Super in-house.

Speaking of the Board.....

Changes in the Board.

As you know, three members of the Board (Peter Blume, Richard Cohen, and Connie Netherton) who decided to leave the Board early. The remaining members are Cindy Bailey, Judy Judd, Larry Liberstein and Maryann Manelski

The By-laws allow us to operate with a Board that is comprised of as few as 3 members, so, we are still a viable Board. We have the option of appointing people to fill the empty slots, but with only a little over a month to go in our term, we've decided not to do so.

Speaking of new board members...

....

We have a ring. You have a hat.



We are sure that there are people in this building who believe that the Board should do things in a different way. Why are we sure? We're sure because there are people in every co-op who believe that the Board should be doing things in a different way.

So, what's the best way to get a Board of Directors that would suit you? Obviously, you would have to vote them in at the annual meeting on April 23rd..

(Continued on Page 4)

We have a ring. You have a hat (continued).

If you are one of the people who would like to see the makeup of the Board change, think back to last year's annual meeting. You didn't have a choice last year. Only 7 people stepped up to the plate to run for the 7 slots on the Board.

This year, let's give the building a choice. If you have an opinion about how the Building should be run, then you are interested enough in your investment to be a Board member. Throw your hat into the ring. Run for the Board.

Speaking of hats.....

The Quarterly Newsletter Became Bi-annual.

As I switch hats from Director to Building Journalist I think I should apologize for not completing this newsletter until now. I started the newsletter at the appropriate time, but, as can often happen, I got sidetracked by real life and suffered from writer's block.

We don't know if the new board will provide a newsletter. If they do, please help them out. If you have any news that you want to share with the building, please let the Board know by emailing board@214Riversidedrive.com. Also, if you like getting these newsletters under your door, please tell the board. Compliments do a lot to inspire creativity.

Block Association Commences Law Suit

The local Block Association (Neighborhood in the Nineties) has commenced a law suit to try to stop the conversion of 319 West 94th Street (the St. Louis Hotel) to mixed housing, which would include 90 units for people with severe mental illness and/or drug abuse issues.

If you are concerned about the plans for the St. Louis, please visit the Neighborhood in the Nineties web site (<http://www.n90s.org>) to read more about this find out how you can help.

FEATURES

Featured Pet - Kira

Kira twinkles. In fact, her name means “twinkle” in Japanese.

She was born on Long Island in August of 1994. Our neighbor, Suzanne Okaida, found Kira when she went looking for a Maltese to adopt.

Kira has been very independent (she doesn't realize she is a dog) until she met Nacho, (4th floor yorkie) Nacho is crazy for Kira and follows her around and does his Caperia moves to impress her. Kira has always preferred to be carried, to walking. Recently Suzanne wised up and purchased a stroller for the little Prima Donna.



She loves to travel on planes but, according to Suzanne, she will try to sneak into 1st class. Who could blame her? She's a 1st class kind of a dog.

Shareholder News

Richard Cohen's new Book

We extend our congratulations to Richard Cohen. His new book “Strong at the Broken Places” made it to the New York Times Bestseller List.

So, What's the Board Up To These Days?

Here are some of the things the board is working on, while trying to avoid bumps in the road:

More Sprucing

There's no shortage of sprucing up opportunities in the building. We are looking into several things we can do to make the place shine, including cleaning the hallway carpets.

Local Law 11

We're gearing up for work to begin on the façade of the building. Very soon, our sidewalk will be covered with scaffolding and workmen will be crawling all over the outside of our building. For those of you who don't know, Local Law 11 requires that the façade of a building is inspected and repaired every 5 years to insure that building bits don't fall on people's heads.

Security

We've found some areas where the new security cameras need adjustment and additions, and we're working to have that work done.

Renovating the Super's Apartment

I know there was a whole article written about this, but it's become such a HUGE job, it bears mentioning again

Lobby Renovation Options

The Lobby Renovation has taken a back seat to other things, but it's still on our plate. We are looking into options based on the budget information provided by you, our shareholders. Thanks for responding to the survey.

By-Law Updates

We have reviewed the By-laws and will be recommending some changes for your consideration at the Annual Meeting

Please let us know what you think about the newsletter. Also, if you have news, please let us know. You can contact us at board@214riversidedrive.com