



BayRidge Air Rights, Inc.

260 65th Street, Brooklyn, NY 11220
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Official Board Minutes February and March 2025

The board has met weekly for the last months to discuss the following issues with updates.
Present: Nick Marino, Marie Meyers, Maureen Dolan-Murphy, Linda Lyons, John Shea, Vlad Kurmalev, Frank Bellino

IPNA Loan- HCR expects our closing date to be second quarter of 2025. We will immediately pay off our existing mortgage with a 6% interest rate. Our IPNA loan will be ½% interest upon draw down. This will save the co-op significant funds on a monthly basis.

Parking Lots repair update-

BRAR has a contractor ready to work, with materials on hand and ready to go, and we have been working diligently to procure the final necessary access agreements. Numerous state agencies have accommodated, but at this point we are still being blocked by one agency.

Major repairs

Gas Lines- As required by local law all gas lines must be inspected every two years. This time we will need to replace five lines at the cost of \$750,000.

Compactor repairs- All four compactors need electrical work. In addition to that Bldg. 2, A-G side need additional parts replaced.

Waste pipes under buildings need to be replaced.

John Keegan resigned as Superintendent. He gave two-week notice, his last day was March 14th. We wish John well and thank him for 10 years of service.

John Kiladitis (Yanni) is acting Super until a new person is hired.

Danielle Falotico resigned from the board one month prior to the end of her term for personal reasons.

Spectrum package deal- Contract has been reviewed by our attorney and approved and signed by all parties. We will update with more information as we have it.

Dog Registrations – All dogs must be registered with the management office. Only one dog is allowed per unit. Bring an up-to-date picture of your dog, vaccination records, and NYC license. There is a one-time fee of \$150. Owner will be given a dog tag which should be worn by the dog when they are outside of their apartment. All violators will be fined \$100 per month. This fine will be put on maintenance bill.

Street Parking – DOB and DOT are still assessing the possibility of angle parking in front of bldg. 2. We are working closely with them to resolve our parking issues and concerns.

Composting – As of April 1 all buildings are required to compost. Please be advised that if we do not comply, we will be fined. Our compost will be picked up every Tuesday by the Dept of Sanitation. We will adding larger compost bin for each building labeled COMPOST. These bins will be in the compactor room opposite the laundry room (A-G Side) of each building.

Compactor rooms will be open on Sundays for residents to dispose of compost between 9 AM and 7 PM.

Compostable materials MUST be in CLEAR PLASTIC BAGS when put in the compost bin.

Trash located in park strips behind both buildings. The Board has been in contact with Community Board 10 to help make the appropriate entities clean up the waste. LIRR, Parks Dept., and Justin Brannon's office are working to sort out the issue. We will follow up with more information.

Pending Shelter on Fourth Avenue and 66th Street. We have been informed that workers will be at site. No further details were given.

Natural Gas Detector (Methane)- As of May 2025, all apartments must have an additional detector for methane gas installed according to Local Law 157. These detectors come with very specific instructions for installation. More information will follow. Please make your apartment available.

Build a Block Sector D- meeting with 68 Precinct in Bldg. 2 on March 26.

Officers assigned to our sector are below along with contact info

NCO Eugene Levits – 917-514-4661 / eugene.levits@nypd.org

NCO Vincent Placanica – Cell: 718-439-4211 / vincent.placanica@nypd.org

Our Annual Meeting has been scheduled for April 26. Weather permitting it will be in the back yard of bldg. 1

Nominations will be open for three spots. The following Tuesday and Thursday will be meet the candidates with election to follow.

Please note: Ongoing updates about parking lots as well as major work in progress will be posted on our FB page as well as posted by elevators and on all floors.

Minutes approved by John, seconded by Maureen. Approved by all.