



# *BayRidge Air Rights, Inc.*

260 65<sup>th</sup> Street, Brooklyn, NY 11220  
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## **Official Board Meeting Minutes of September 10<sup>th</sup>, 2024**

Present: Nick Marino (President), Maureen Dolan-Murphy (Vice President),  
Marie Myers (Treasurer), Linda Lyons (Secretary), Danielle Falotico,  
Frank Bellino, John Shea

Excused: Elsa Baez and Vlad Kumalev

The meeting opened at 1:03 PM      Adjourned at 4:30 PM

Danielle made a motion to accept minutes from the previous meeting,  
Marie seconds the motion, all agree.

CONGRATULATIONS to both John (Gianni) Kiladitis who has been  
promoted to Assistant Superintendent and to Chris Kiladitis who has been  
promoted to Handyman.

With the State (HCR) implementing the recent maintenance increase we  
are now able to afford some of the smaller maintenance repairs that we  
were previously unable to make due to lack of funds.

Nick reported that HCR had been to our buildings in August for their annual  
inspection. This included all interior area including mechanicals as well as  
parking lots and surrounding grounds.

The board reviewed proposals from three general contractors that will be  
interviewed in relation to the IPNA loan, covering capital improvements.  
Said contractors will all be interviewed shortly, September 18<sup>th</sup>, when they  
will present revised figures.

Additional general contractors may be added until one is approved by us  
and the State.

Apartment inspections are ongoing. Apartment inspections that have not been scheduled will begin to be billed monthly fines of \$100 per month.

Local Law 11 work has begun on terraces in Bldg. 1. This should be completed shortly as minimal work was necessary. When completed and inspected by DOB, we will file a request asking that DOB release/permit terraces in Bldg. 1 be reopened. No further LL11 work will be on going in Bldg. 1 this this time.

Major LL11 work in Bldg. 2 to begin as soon as possible.

There are two new regulations that we must comply with.

LL 97 which has to do with our radiators. We have been in touch with a company that is able to install valves on each radiator to enable us to better regulate the heat emitted from each radiator. BRAR maybe eligible for an incentive from National Grid to assist with the expense of this project.

LL 152 which has to do with the gas lines leading to each apartment.

Cooperation is appreciated concerning access to apartments in dealing with gas lines, however this work if found necessary is a safety issue. Both regulations are mandated by NYC DOB.

We have a new Facebook page for our buildings:

Bay Ridge Air Rights, Inc. Brooklyn, NY

When communicating with the management office and wish to include the board please use the following email address

[Shareholderbrar@gmail.com](mailto:Shareholderbrar@gmail.com)

Please report any missing packages to the management office as soon as possible relaying all details known; day, time, location of package.

Two apartments have an application with HCR.

One being repaired to be shown

Four apartments are available for sale and being shown.

One apartment closing in September