

33 Bowery
Meeting Minutes
August 19, 2024 , 11:00 AM

PRESENT: Peter Moy, Esther Ku, Helen Tang, Lok Sang Mui, Thomas Lo, Tak Yee Lee, Phillip Chan, Justin Yu, Edward Ng, Kevin Low

ALSO PRESENT: Gene Getty of Kellner, Herlihy, Wendy Yuan of First Service Residential, Rafael Ayala

1. Approval of Minutes - The minutes dated July 9, 2024.

2. Flower shop incident
The sink in the flower shop was clogged, causing it to overflow and flood the basement overnight. This led to damage to the control panel of the elevator, resulting in its breakdown. It will take 4 months to fix the elevator parts. As a temporary solution, the board has agreed to install a stairlift. The flower shop is responsible for the incident.

3. Advertisement signages
The board agreed not to place any signage on the columns of 37 Bowery.

There being no further business before the Board, the meeting was adjourned at 12:20 PM.

**33 號包厘
會議記錄**

出席: Peter Moy, Esther Ku, Helen Tang, Lok Sang Mui, Thomas Lo, Tak Yee Lee, Phillip Chan, Justin Yu, Edward Ng, Kevin Low

出席: Gene Getty of Kellner, Herlihy, Wendy Yuan of First Service Residential, Rafael Ayala

1. 會議記錄的批准 - 日期為 2024 年 7 月 9 日的會議記錄。

2、花店事件

花店的水槽被堵塞，導致水溢出，一夜之間淹沒了地下室。這導致電梯控制面板損壞，導致電梯故障。修好電梯零件需要 4 個月的時間。作為臨時解決方案，董事會同意安裝樓梯升降機。花店對此事件負有責任。

3. 廣告標牌

董事會同意不在包厘街 37 號的柱子上放置任何標誌。

由於董事會沒有其他事項，會議於中午 12 點 20 分休會。

A
关于1) Elevator 的责任问题.

從過往50年來,一直均由孔厦 (Apartment) ^{Corp.} 負責.

理由1) 本來原設計,此升降機均由宏恩診所病人,及培護使用,並非完全由診所使用,因此無論從歷史及法理上均非宏恩負責

理由2) 究責的精神未獲完全用行動執行,有偏袒可能
本來就是樓下的花店,漏水造成,她們 (owner) 才是負責的唯一,肇禍者. 你不負責而要受害人負責,世界上有這種道理的嗎? 因此診所不須負任何責任. (chair lift)

理由3) 歷史上的先例; 這個故事,于金山主席,非常清楚
萬有玩具店的樓上是診所的冷氣机房.

那時于主席的唐裡,非常嘈鬧,所謂聲音污染
英語是 Sound pollution.

當時診所主席是我,梁醫生,為了証明萬有的聲音污染確實存在,還買了 Sound Detector. 証明了聲音確實達到 86 Decibel. 遠超標準的 40%.

診所行動是請了工程師,查出冷氣机的空氣管線出了設計上的錯誤,必須全面改造,所有費用由翻新設的冷氣机,全部 Air duct, 加大出氣口 100% 才能完工,並由市政府 Inspector 核准通過.

全部費用高達 9000 元以上.

理由4) 梁醫生的診所由于X光黑房的定影燈往樓下,兒童服裝的天花板滲出.

梁醫生診所共賠償損失 2000 元並全部修得其天花板.

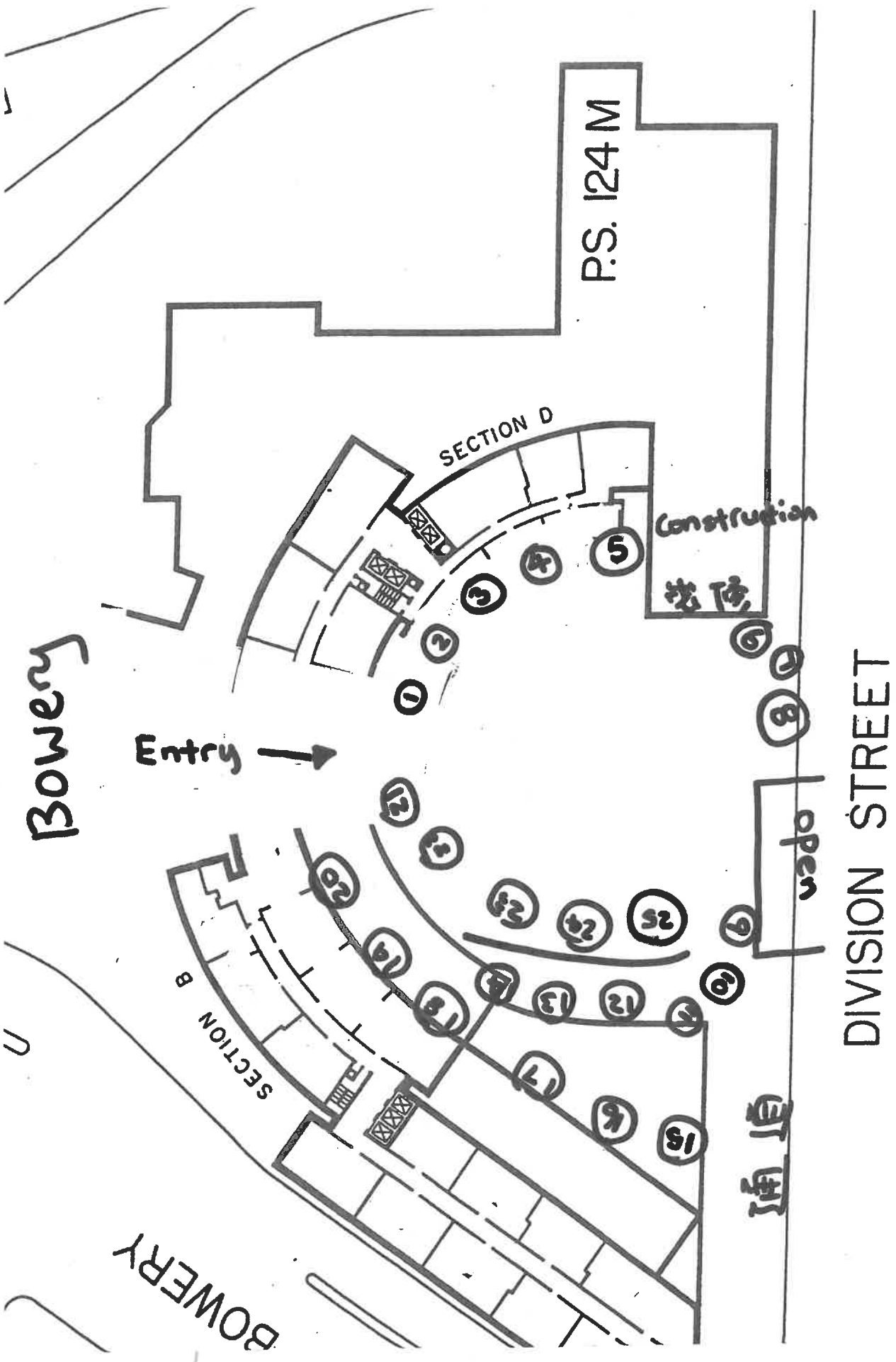
理由5) Rent Abatement due to Covid-19 pandemic "Cannot" be used for chair lift expenses. These are 2 different issues.

B.) 关于 $\$3.5/\text{ft}^2$ 减为 $\$2.5/\text{ft}^2$ 的理由

1) 该楼的走廊及公用地区, 估计 1054 ft^2

2) 维持费, 包括雇人清洁每年 $10,000$. 有据为证.

3) $\$2.5/\text{ft}^2$ 是完全公平, 比照楼下的商舖来计算.





← Timothy's
sign

+ rejected
~~they~~



孔子大廈辦事處

CONFUCIUS PLAZA

33 Bowery, New York, N.Y. 10002

Tel. (212) 219-9775

Fax: (212) 431-7397

Memo

To: All Residents 所有住戶

From: Management Office 大廈管理處

Date: 08/09/2024

Re: Smoking is prohibited in any common area of the building
禁止在大廈任何公共地方吸煙

Please take note that smoking is not allowed in any common areas of the building that are accessible to the shareholders or tenants. This includes but is not limited to entrances, exits, vestibules, and lobbies.

Engaging in such conduct is a violation of your occupancy agreement, including the NINETEENTH Rule and Regulation attached to your occupancy agreement, which prohibits tenants/visitors from smoking within twenty-five feet of any entrance, exit, window, or vent of the building.

Please adhere to these guidelines to avoid **any legal action or penalties.**

請注意，在大廈的公共地方吸煙是不允許的，包括大廈內的走廊，后樓梯，緊急出口，大堂等等。此類行為違反您的入住協議，包括您的入住協議書上所附的第十九條規則和規定，禁止在大廈二十五(25)尺的任何入口，出口，窗戶或排風口吸煙。

因此，請根據上述情況配合，**以避免法律追討及罰款。**

金額

Penalty fee



ENJOY BRUNO'S SIGNATURE STAIRLIFT

Experience the ultra-smooth, quiet ride of a Bruno Elite curved stairlift. Bruno is the only manufacturer who handcrafts the rail to ensure a precision fit that artfully flows into every corner and maximizes open space on the steps.

With heavy-duty capacity, high-performance engineering and a Limited Lifetime Warranty, you gain the peace of mind that a Bruno Elite curved stairlift will allow you to stay safely in your home long into the future.

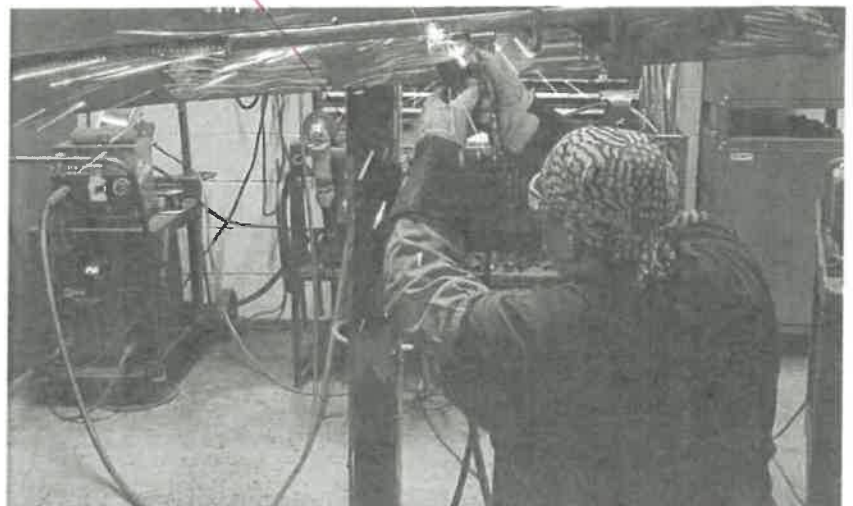


3 TOP CONSIDERATIONS

- ✓ Handcrafted in USA
- ✓ 400 lb. (181kg) Lift Capacity
- ✓ Limited Lifetime Warranty

MADE IN USA

Bruno engineers and manufactures our stairlifts in Wisconsin, USA. Each curved rail is carefully crafted by hand to ensure an optimal fit and ride. We take pride in our artisan touch!





CUSTOM FIT. HIGH-PERFORMANCE.

Handcrafted. Elegant, handmade rail delivers a precision fit and smooth ride while the covered gear rack gives clean, graceful appearance.

Easy-to-Use. Armrest control glides stairlift up and down. Two wireless call/send remotes are also included.

Adjustable. Change seat and footrest height and space between arms for optimal fit for your body.

Compact. Vertical, custom rail leaves maximum open space on steps. Fold the arms, seat and footrest when not in use to save even more space.

Safe. Seat swivels 90° at top of steps and locks in place for safe exit away from stairs. Seat belt and obstruction sensors further ensure safety.

Dependable. Battery-powered operation ensures performance, even in the event of a power outage.

Learn More
bruno.com

Westchester Stairlift LLC

Sales Proposal # 24081231

24 Lester Place, New Rochelle, NY 10804

www.WestchesterStairlift.com

WestchesterStairlift@gmail.com

(914) 709 - 5438 (LIFT)

Date Aug. 12, 2024

Name Att. Rafael Ayala

Address 33 Bowery

New York, NY 10002

Confucius Plaza Medical Offices

Phone 347-920-7888

Email _____

Notes: *commercial package adds keyed remotes + back-up brake required for non-residential buildings.

* recommend removing 1 handrail per staircase to allow tighter fit.

* for upper straight option, rail will extend approx 9' past corner, recommend placing tail object behind rail or purchase folding rail.

Estimated install date: 2.5 weeks for Straights.
6.5 weeks for Curve

① 3 straight lifts L_R_COST

MODEL Bruno Elite Straight

Features (model SRE-2010C)

@ \$5,900 per lift x 3 = \$17,700

+ commercial package

@ \$1450 per lift x 3 = \$ 4350

\$22,050

+ optional manual folding rail
for upper lift = \$ 980

TOTAL (includes 3% check discount) _____

TOTAL (by card) _____

② 1 curved lift L_R_COST

MODEL Bruno 180° Elite Curve

Features (model CRE-2110C) = \$17,000

+ additional 90° curve \$ 2,500

+ commercial package \$ 1,450

\$20,950

* top door must be removed
or reverse to swing into room.

TOTAL (includes 3% check discount) _____

TOTAL (by card) _____

Guaranteed lowest price; No sales tax required or added; All prices include shipping & installation.

Warranty: Bruno New Indoor Stairlift: Major Components- Lifetime; All Parts- 2 years; Labor- _____

Warranty Other: Commercial Stairlift Major Components- 5 yrs; All Parts- 2 yrs; Labor- 1 year

Customer responsible for any required pre-construction, permits, approvals and access to a 110 volt grounded outlet

Payment due on order: 1/3rd deposit before shipping;
1/3rd deposit to order; Due upon Installation: 1/3 final payment on insta

Westchester Stairlift LLC by: Jonathan Friedrichs Accepted by: _____

Subject to TERMS AND CONDITIONS

Payment Made: _____ Date: _____ Form of Payment: _____

Payment Acknowledged _____ of Westchester Stairlift LLC

Charge my: _____ card Amount: \$ _____ Approval: _____

Card # _____ Exp _____ cvv # _____

Agenda

33 Bowery

Board of Directors Meeting

Monday, August 5, 2024, at 10:45 A.M.

- 1) Public Meeting (10:45-11:00)
- 2) Approval of minutes of the meeting held on July 9, 2024
- 3) Legal Counsel Report
- 4) Management Report