

A few signs of spring are showing up here and there, despite an occasional snow forecast in late March. A snowy and cold winter has tested the cooperation among the staff, building managers, the Board and residents. Here's the latest news update about our building.

Winter Blues

In the previous newsletter, we suggested several solutions of how to cope with too cold / too hot temperatures inside resident apartment units. We are happy to report that some people took the advice and scheduled to make those improvements by replacing radiator shut-off valves and windows. Please consider contacting the superintendent and Windows We Are (718-836-8083) to gradually make these improvements when the warm weather returns.

Boiler Repairs

The harsh winter meant a higher heating bill and a more frequent usage of the building's boiler. Confirming Murphy's law (if anything can go wrong, it will) – the building's boiler stopped twice this winter – and both boiler breakdowns happened on a Sunday (Feb 16 and Mar 16) causing uncomfortably chilly temperatures inside residents units. The boiler mechanics were called in - they quickly diagnosed the problems. However, the broken parts were replaced the following Monday, and the building's heating was restored. A new gas burner valve and a new heat timer (see photos below) were installed. These repairs were costly and unexpected repairs, but should last for many years.



Old heat timer



New heat timer



2013 Annual Statement

The coop's auditing firm (Marin & Montanye) has recently concluded its audit review for 2013. The shareholders will soon receive annual statement copies. The coop's operating and financing activities had positive cash flows (+\$124 thousand), - and thus, they funded the capital investments into building property and equipment (-\$86 thousand). After the 2012 elevator replacement and façade waterproofing, the investments in 2013 seem modest in comparison to 2012. The 2013 infrastructure expenditures consisted of planting new hedges around the building and replacing 2 water risers in I-line apartments. In addition, the Board purchased the stock of unit 5I. However, it was treated not as an investment, but as a treasury stock refinancing. This means that the Board purchased the apartment for the purpose of re-selling it. After all these transactions were summarized, the coop's reserve fund rose by \$9,000 to \$207,000 as of December 31, 2013.

Treasury Stock Sale

The treasury stock was recently sold to a new shareholder. Apartment 5I stock was purchased in February 2013 and after extensive renovations in spring and summer – it was marketed for sale by coop Board during fall of 2013. However, despite numerous open houses and ad notices in NY Times, there were no bids received for this unit by the end of 2013. In January, the Board hired Lisa Shrem – a licensed realtor at Esquire Management – to help sell this apartment. After a few weeks, a professional realtor generated a bid from Ms. Jessica Langbein, who works as an English language teacher at NYC middle school in Manhattan. Welcome to Dahill Gardens, Jessica!

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Annual Meeting

Mark your calendar! This year's Dahill Gardens annual shareholders meeting is scheduled on Wednesday, June 11th at 7 pm. The agenda for this meeting will be distributed to every shareholder around Memorial Day weekend in late May. Please notify Joe Elbaz of Esquire Management by June 4th if you desire to run as a candidate for the Board of Directors.

Useful Contact Names & Numbers

Below are several useful names, phone numbers and emails for your convenience.

Esquire Management

1716 Coney Island Avenue, 4th floor
Brooklyn, NY 11230

Louie Mujaj, Superintendent
917-567-4683

Joe Elmore, Building Manager
718-375-5900
joe@esquiremanagement.com

Lisa Shrem, Sales and Sublet Administrator
718-375-5900
lisa@esquiremanagement.com

Shmaila Arshad, Maintenance payments
718-375-5900
shmaila@esquiremanagement.com

Matt Deodato, Exterminator
917-539-8350

Windows We Are
Window installations
718-836-8083

Z&D Construction Corp.
Kitchen / Bathroom quality workmanship
516-315-5878

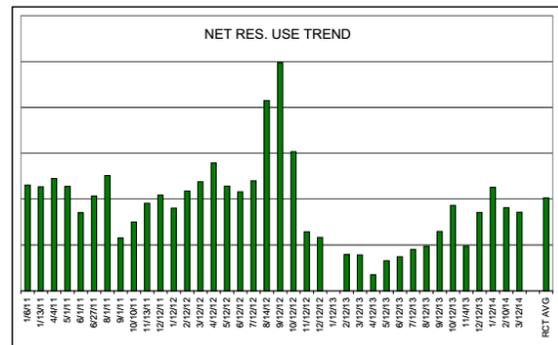
Park Slope Hardware
Locksmith, spare key copies
718-788-6683

New Property Manager

Since our previous newsletter in late January, our prior building manager Angela White has left Esquire Management and was replaced by Joe Elmore. If you need to contact Joe, please call 718-375-5900 or via email joe@esquiremanagement.com.

Water Usage

After several plumbing repairs, the coop's water usage in February and March declined. Please continue to report all water leaks to the superintendent. The Board will soon review the proposals to replace the rusty pipes in the parking garage area – they supply water to A, B and C apartment lines.



Gloria Rodriguez

We are saddened to inform you that Mrs. Gloria Rodriguez (apartment 6H) passed away on March 23rd after a long fight with cancer. She is survived by her husband Mr. Raul Rodriguez after 54 years of marriage together.

