

*It's been a while since the previous co-op newsletter – a lot has happened since. A very busy year of building improvement kept The Community Garden newsletter publication on hold. The recent return of a cold winter provided an excellent opportunity to consolidate the most important developments about our home. Here's the latest news update about our building.*

## Staff Changes

Last September, one of our co-op's porters Mr. Prospero Agredo decided to retire after more than 30 years of service at Dahill Gardens. His retirement was prompted by the deteriorating health of his 92-year-old mother, who lives in Colombia and depended on Prospero's return. The building residents had a chance to participate in a farewell party, given in honor of Prospero's service.

Following Prospero's departure, the cooperative's Board interviewed 8 candidates for Prospero's position. After several interviews, Mr. Birol Candar was offered a full-time job as the new porter in October. Birol, originally from Turkey, has been working 5 days a week: Saturday thru Wednesday.



*Mr. Prospero Agredo before his departure to Colombia.*

## New Property Manager

At the end of 2014, the Board of Dahill Gardens also hired a new management firm for the building. Esquire Management was replaced by Delta Management beginning in February 2015. The new company is located in Manhattan, while the new building manager, Mr. John Busch, manages only Brooklyn properties for Delta. He demonstrated knowledge and experience during the selection process.

It is a fitting moment to reflect on why Esquire Management was only given one year management opportunity. The answer lies in poor customer service for our shareholders and residents. As you know, the cost of housing continues to rise; and the expectations about the level of customer service are higher too. The members of the Board witnessed a slow response on tasks assigned to Esquire - without noticeable improvement during the entire course of 2014.

Moreover, individual shareholders were also unnecessarily delayed, when they needed a prompt action about mortgage refinancing, apartment alterations or highly desired bicycle racks, which were finally installed following 5 months of waiting. The Board chose to turn a new leaf and give an opportunity to a management firm that is fairly small, but has a strong back-office and a very experienced manager.

It is an unfortunate trend in NYC, that management firms consolidate and get bigger. In an attempt to chase a profit, a bigger firm tries to serve more customers with less adequate staff, and frequently it means deterioration in customer service. Recently, a previous building management firm (Cooper Square Realty) was acquired by First Service (a Canadian firm), and soon thereafter, more than 30 co-op buildings left First Service in response to an unsatisfactory decline in service.

## 2014 Annual Statement

The co-op's auditing firm (Marin & Montanye) has recently concluded its audit review for 2014. The shareholders will soon receive copies of the annual statement and will be able to discuss it with the co-op's auditor Mr. Frank Cavaliere at the Annual Shareholder's meeting in June. Dahill Gardens' operating and financing activities had another positive year. The coop's reserve fund has risen by \$328 thousand to \$536 thousand as of Dec 31, 2014.

36-58 Dahill Road  
Brooklyn, NY 11218

[www.dahillgardens.com](http://www.dahillgardens.com)

Email: [dahillboard@gmail.com](mailto:dahillboard@gmail.com)

## Informational Meeting

Mark your calendar! In a few days, the Spring Informational shareholders meeting will be held in the 58 Dahill basement / laundry room. It is an opportunity for all residents to ask questions about upcoming building capital improvement projects and meet the new building manager John Busch and several members of the Board. The Informational meeting will take place on Wednesday, March 26th at 7 pm.

## Mortgage Refinancing

We would like to remind everyone, that if you have a mortgage – the refinancing rates on mortgages have fallen again. It isn't unusual these days to get 3.75% or even 3.50% on 30-year fixed loan. Please reach out to CitiMortgage representative Mitch Papciak to see how much you can save on your monthly debt service. His contact information is listed below.

## Useful Contact Names & Numbers

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

### Delta Management

805 Third Avenue, Suite 1100  
New York, NY 10022

**Louie Mujaj**, Superintendent  
917-567-4683

**John Busch**, Building Manager  
212-753-4120 ext 0280  
jbusch@deltamgmtre.com

**Katherine Villegas**, Repairs-Refinancing-Requests  
212-753-4120 ext 0279  
kfelix@deltamgmtre.com

**Linda Vinueza**, Maintenance payments  
212-753-4120 ext 7269  
lvinueza@deltamgmtre.com

**Matt Deodato**, Exterminator  
917-539-8350

**Mitchell Papciak**, CitiMortgage loan specialist  
800-667-8424 ext: 5359931  
mitchell.papciak@citi.com

## Basement Plumbing Repairs

Our building turned 65 years old this winter. This means that the inevitable corrosion of water pipes has surpassed its lifespan for galvanized steel pipes (50 yrs) and is rapidly approaching the end of the lifespan for brass pipes (70 yrs). Recently drinking water pipes have been methodically replaced in all areas of the basement (from brass to copper). These plumbing improvements should last for the next 85 years. We thank you for your understanding during the recent water shutdown days.

Here is one photo of the cross section of old pipes that provided water to your apartment. As you can see – the rusty hills and valleys on the inside of the pipes created blockages, which affected the quality of the water, and in some instances, caused weaker pressure.



The Board and the new building manager are currently reviewing proposals for another phase of the water pipe replacements, however this phase will affect the vertical water pipes, which go through the residents apartments.

The upcoming shareholders' meetings will provide additional details about this and other capital improvement projects during 2015.

## Annual Meeting

This year's Dahill Gardens annual shareholders meeting is scheduled on Wednesday, June 16th at 7 pm. The formal agenda for this meeting will be distributed to every shareholder around Memorial Day weekend in late May.