

Arrival of 2022 gave us a new mayor of New York City, and in addition, our building has got a new property management company. In this new environment, we bring you the latest news about how our building is adapting to these changes.

New Building Manager

At the last informational meeting in November 2021, our residents had a chance to say farewell to Delta Management and outgoing building manager, John Busch. John had managed our building since 2014. After a speedy and efficient transition, New Bedford Management took over all facets of the operation of Dahill Gardens, and gave us new connectivity options via its internet portal.

Our new building manager, Roseann Randazzo, is handling various requests from residents, shareholders, staff and the Board. (Please note the contact info on the next page). Roseann has helped to renew several insurance policies, has completed the plumbing project involving the basement sump pump, and has begun overseeing the ongoing major capital improvement projects conceived before her arrival. Her managerial experience will be valuable in the years ahead.

Planter Box For Gardening

We would like to remind everyone, that a new planter box was put outside near garage door on 12 Avenue. It is an elevated box so it won't require kneeling and still has room for growing your plants. It also has generous size (2' x 8') to grow big plants like pumpkins or carrots or bushy herbs like rosemary. Enjoy on 1st come - 1st serve basis!



36-58 Dahill Road
Brooklyn, NY 11218

Prior newsletters can also be found:
www.dahillgardens.com

Email: dahillboard@gmail.com

New Windows

If you were home and around the building during April, you must have noticed the somewhat noisy activity during the installation of new windows in our common areas. In total, 35 windows were installed: 29 units in the stairwells of 36 and 58 Dahill; plus, an additional six in the basement.

Residents have welcomed the new design, featuring hopper style pane openings. The previous double-hung windows frequently jammed while being opened and closed.

The building superintendent and staff participated in the window style selection process. They are pleased with the new windows, especially as they will eliminate mopping of slippery floors after heavy rains, and offer better ventilation of several basement rooms which sometimes build up musty smells.

The new windows in the staircase areas have fragile insect screens, which may break with a careless move. Therefore, we would ask everyone not to open them, and instead let the building staff manage the opening and closing of the panes. However, if you feel the need to know how to open the screens and windows, and as a step to extending their lifespan, please ask the superintendent how it is safely done.



Before



...and after

Modesto Montijo

We are saddened to inform you that Mr. Modesto Montijo (apartment 6i) passed away on May 5th after returning from work in Manhattan. He will be buried in Puerto Rico, next to his wife Lydia, who died in 2018.

Annual Meeting

Dahill Gardens annual shareholders meeting is scheduled on Thursday, June 15th at 7 pm. In person, in the 58 Dahill Laundry Room. The invites and agenda for this meeting will soon be distributed to every shareholder. Roseann Randazzo will conduct the meeting and the shareholders will vote to elect the Board for a new term. Our auditor, Judy Kerti, will also present a summary of co-op's 2021 financial statements.

Welcome, New Neighbors!

Becky Houran
6M

Useful Contact Names & Numbers

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

New Bedford Management
210 East 23 Street, Floor 5
New York, NY 10010
212-674-6123

Louie Mujaj, Superintendent
917-567-4683

Roseann Randazzo, Building Manager
646-663-3301
roseann@nbmgmt.com

Matt Deodato, Exterminator
917-539-8350



Accelerating Price Inflation

As officially reported, price inflation is approaching 10 percent...A figure not seen in decades. We all see large price increases at the grocery store, the gas pump, and elsewhere. And in addition, the impact of higher costs has a bearing on our co-op's finances. Here are a few examples:

□ Hiring New Bedford Management has meant higher fees paid by Dahill Gardens. Delta Management was squeezed out of some of its portfolio of buildings by higher regulatory compliance costs imposed by New York City.

□ The cost of commuting and gasoline caused our part time porter, Lavdrim, to take other employment closer to his home in Queens.

□ The initial estimate of our window replacement project came in at around \$50k in 2020. Just one year later in 2021, it increased to \$75k, due to increased material costs and labor shortages.

□ Interest rates are rising and residential mortgages are also more expensive for prospective buyers.

Exterior Brick Waterproofing

Another major building repair project will soon be underway. The north-eastern sides of our building (i.e., apartment Lines C, H, K) have been battered by hurricane winds and rains, with a resulting erosion of the gap fill between the bricks. This has allowed moisture to seep through into some apartment walls.

The cooperative hired a stonework firm to do the repairs, and work was to have commenced in December 2021. Unfortunately, due to the slow issuance of the work permit, and other bureaucracy, this important waterproofing job has been delayed.

The masons will re-brick and reseal several roof areas, ventilation chimneys, exterior sills and lintels, and correct some mistakes which were uncovered during the window replacement job. Our goal is to complete this important work before any heavy rain and wind with the hurricane season this autumn.

