

Fall Report 2005



188 East 70

188 East 70th Street Condominium Association Board of Managers Newsletter

Maintenance Increase

All Unit Owners should have received a letter announcing a needed increase in the monthly maintenance charge.

Increases in fuel, labor and insurance costs force us to make this adjustment in the charges. This is in keeping with our commitment to maintain sound fiscal policies.

Board of Managers

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Façade Repair—Ahead of Schedule & On Budget!



The scaffolding is gone! We are in compliance. The only thing that has not been completed at the time of this writing is the actual filing of the paperwork. This is a two stage process. First, the Inspection Report should be completed soon and filed by year end. This filing will remove the violation that caused the façade

renovation project in the first place.

Second, the Final Report prepared by Midtown Engineering will be filed when and as required. We are told that the building façade will have the best possible report and have no remaining issues.

We are pleased with the work

done by AM&G Contractors to match the brick and mortar so that our repairs are not visible as they are in many buildings that go through this process. We were also pleased that the job was as smooth and unobtrusive as was possible under the circumstances.

We will have five years before the next required inspection.

Our Elevators — A Tangled Tale

The elevator control is one of the most complex systems in a modern apartment building.

Our building is nearly twenty years old and our elevator control system is, as you can see in the photo and inset, antique by the present day standards of digital technology. There is no easy way to replace and update these

control systems.

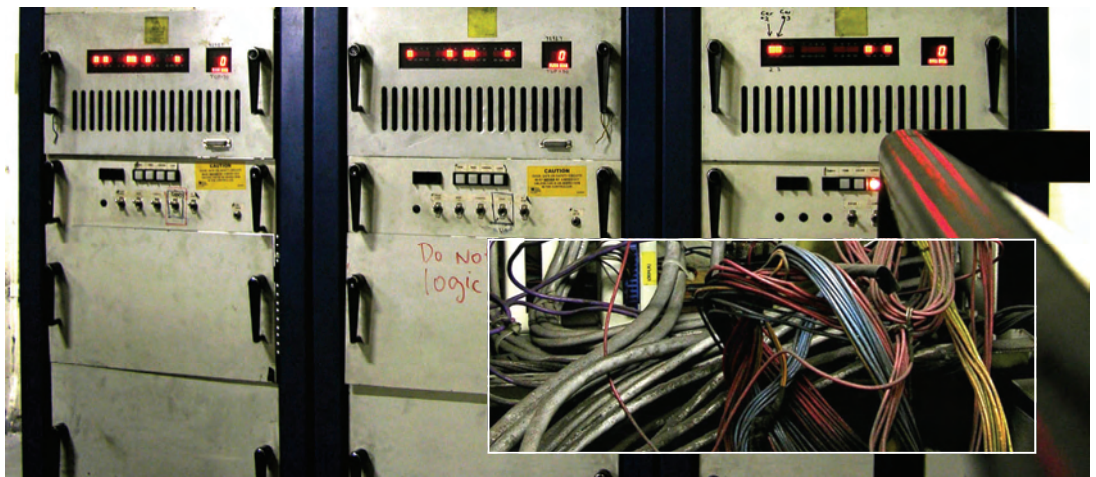
The board is working to bring the current system up to satisfactory operating condition which is essential before any new system could be installed.

We are working diligently to keep the current system at peak performance, but as you know,

service failures still occur.

We have hired a consultant to draw up specifications required to upgrade the system.

Once the consultant defines our requirements, if replacement of the control system is the only answer, the project will be put out to bid.



The Sun Shines in! Its Time for the Atrium to be Replanted

New plants will be brought into the Atrium now that the protective canopy required for the façade repair has been removed.



Our Atrium is an excellent building amenity for both its convenience as a venue for entertaining and for its impact on property value.

During the façade repair, the glass had to be covered. This blocked a great deal of light and many plants have died or are barely hanging on as you see in the photo.

Our consultants, Plant Specialists, will remove dead and dying plants and redesign the entire installation so that it will look like a completely new collection of vibrant foliage.

They begin on October 17th with removal and will finish on the 18th. Any residents planning to reserve the atrium for holiday parties can be assured that it will look better than ever.

High-Tech Concierge

We are happy to welcome John, our new afternoon concierge. He is on duty from 3:00 pm to 11:00 pm, Monday to Friday.

The building is fortunate to have him, not only for his professional manner but that he has considerable skills as an expert in electronic repair and maintenance.

As a matter of fact, the new intercom systems on the second floor referenced in

the Updates column on the right were installed by John before he was hired as the afternoon concierge.

As an example of his versatility in electronics, just the other day before going on duty, he was able to adjust the video computer control for the security cameras.

We feel confident that he will add yet another dimension to the many talented staffers working at 188.

Updates

New Intercom on 2nd Floor

When we installed the new intercom system, the second floor was temporarily without service.

You can now reach the concierge from four stations. They can be found in the playroom, the gym, the laundry and near the service elevator.

Carpet for Medical Suite

We have installed new carpeting for the hallways in the doctor's suite. The carpet tile system used in the second floor playroom has worked so well, we have used that same product.

Removal of the old carpet and installation of the new was done by building staff on regular hours over a weekend so as not to disturb the business of the offices.

Pump for Cooling Tower

A new computerized pumping system for adding chemicals to the HVAC cooling tower water has been installed. In the past, this operation has been a manual operation done by staff. These chemicals are essential to eliminate bacteria and prevent system degradation.

New Treadmill for Gym

We now have a Cybex Pro+. This is a big, beautiful smart piece of equipment. It has built-in programs for a 5K run, 9 holes of golf, a heart rate control, weight loss and cardio programs.

The console has a split display and a live keyboard to allow you to change programs or settings while you work out.

Cybex says that its Stableflex suspension system absorbs impact while providing a stable surface and efficient toe-off area for maximum running efficiency. Almost any treadmill will let you run uphill, but this unit will also give you a downhill run.

Heart rate monitoring can be done using the hand grips. A Polar T-31 wireless can also be used. You can find it at www.polarusa.com.



Meet John, our new afternoon concierge.