



188 East 70

188 East 70th Street Condominium Association Board of Managers Newsletter

Covid-19 Safety

For the safety of residents and staff we think it best to diligently manage approved renovation projects to a maximum of three active projects at a time. We presently have five renovation projects underway. This is more than the staff can handle safely so we will not approve new projects until we get down to three. Obviously emergency situations will have to be addressed at any time.

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Memo From J. Jay McAndrews, Board President

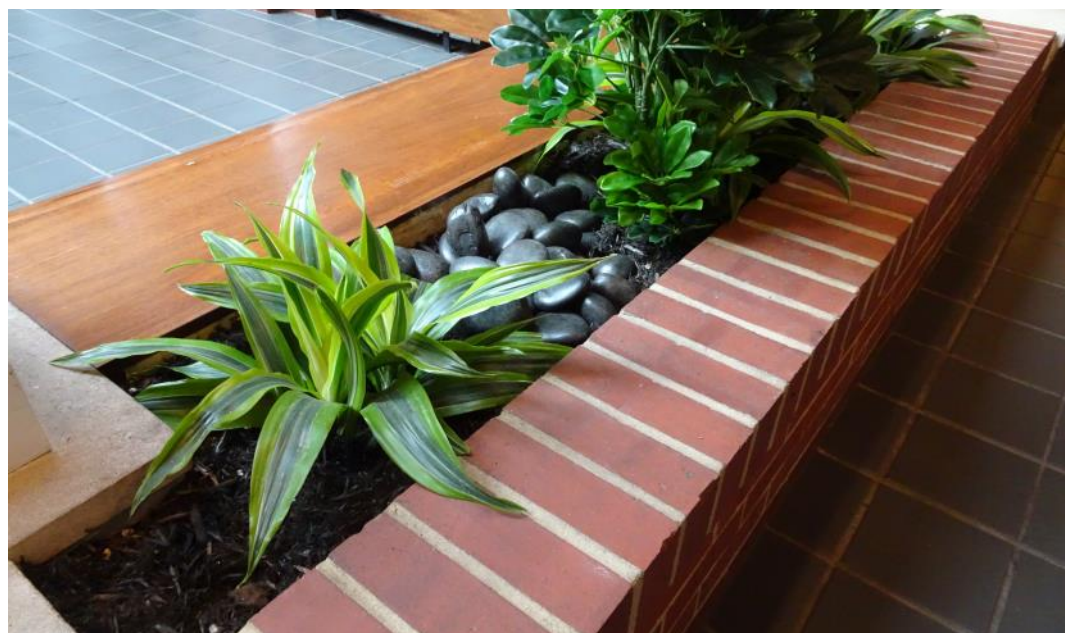
To the Residents of 188 E 70th St Condo Association:

Although the 188 Board of Managers has been unable to gather together during the Covid-19 restrictions we want to assure you that all critical operations and issues facing the 188 E. 70th Condo Association continue to be addressed as routinely as possible. The information and pictures provided in this February 2021 Newsletter is a summary of some of the major completed activities and upgrades that have occurred during 2020 and to date in 2021.

It is important to note that all common charges are current with one exception and the operating budget is on plan as planned. The one common charge delinquency has been ongoing for some time due to foreclosure legal complications including Covid-19 related "slow downs". Unfortunately this prosecution will continue to drag into 2021.

It is noteworthy to point out that all Condo units continue to be owned and two were successfully sold in 2020 so I think we can say that real estate in 188 remains a desirable asset.

Atrium Plantings Redesigned for Low Maintenance & Water Use



The atrium planting has been completely redesigned and updated. New plant varieties that need less water and maintenance have been installed. This will make managing the appearance of the atrium significantly less costly over time.

State of the Art Residential Water Filtration

Over the years we have made major improvements in almost all building systems. Smart meters will make our system more efficient and reliable as well as offering more accurate billing of electric usage.



This is the new computer controlled water filtration system that serves the domestic hot and cold water supply. The water quality is monitored continuously and the system flushes automatically on a weekly basis.

Digital “Smart” Electric Meters



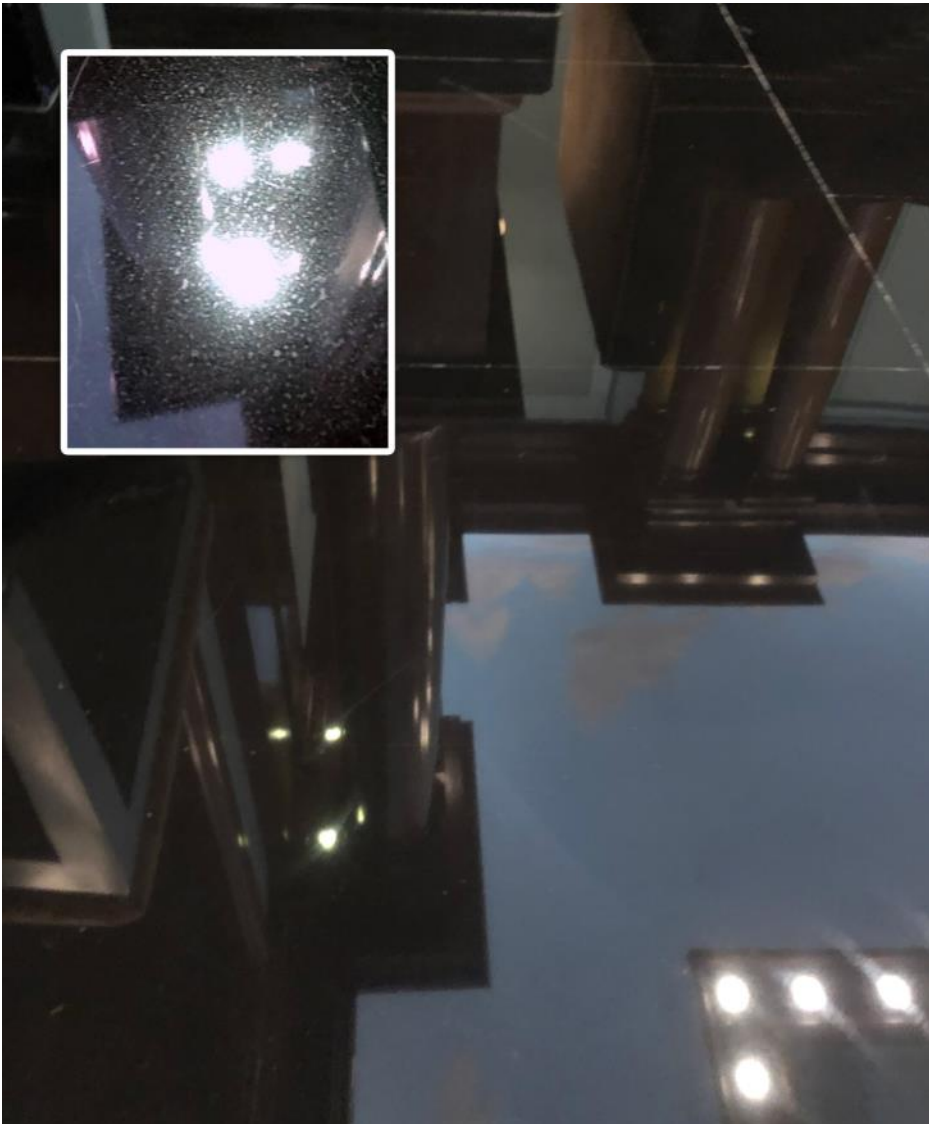
Smart meters record information such as consumption of electric energy, voltage levels, current, and power factor. They report regularly throughout the day. Such an advanced metering system enables two-way communication between the meter and Con Edison.

New Brass Energy Efficient Sconces



The final sample has not arrived and will differ slightly from the one installed on the 3rd floor. The building originally had 360 sconces, currently the count is 333. We will replace missing units where necessary. Our expected timeline for installation is late July or early August.

Major Improvement in Appearance of Lobby Floor



It was time to polish the marble floor in the lobby. The inset photo shows how badly scratched and pitted the floor had become. It took seven hours a night for four nights to complete the job. The main photo is looking down at the newly polished floor. It's nice to have the mirror finish back again.

On page four, you will see the new humidifier installed in the gym. MERV-13 rated air filters have been added as well.

There is some evidence that increased humidity is not only good for general comfort but that spread of airborne virus particles might be mitigated as humidity increases.

Waterproofed Foundation Leak



Floor 31 Resurfaced With Tile



Fire Emergency Gravity Tank Completely Rebuilt



The forty year old fire department standpipe water tank had to be replaced. The leaks and weakness of the old tank required that it be entirely replaced. This whole project was done in the remarkable space of a single week.

Humidifier Installed in the Gym



We have installed a humidifier for the gym along with MERV-13 rated air filters. There is some evidence that increased humidity is not only good for general comfort but that spread of airborne virus particles might be mitigated as humidity increases.

Unseen Improvements

- A new HVAC system for all building hallways will provide fresh air and better overall comfort level in the hallways. This system recycles exhaust air from the apartments to heat or cool the coil of the HVAC, significantly impacting overall energy usage and our building's carbon footprint,
- Negative pressure devices were installed in the passenger elevators. This will alleviate the air pressure problem we had with elevator doors not closing when the front door was open.
- Local Law 11 inspections and related probes have concluded. The architect has submitted his report to the Dept. of Buildings and it has been approved.

This relieves us of any requirement to do expensive repairs to the façade until our next inspection in five years.