

AMVERSEV ASSOCIATION INC.

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July 28, 2025

TO: All Shareholders and Residents
FROM: Kim Christie, Manager
RE: GARAGE RESTORATION PROJECT UPDATE

While progress is being made with the garage restoration project in many areas, including the new landscaping, there have been a couple of newly discovered leaks necessitating additional and extensive work, impacting the overall schedule and duration of resident displacements with parking.

Regrettably, additional leaks have been identified emanating from the four planters situated between the Seville and Versailles buildings, as well as at the foundation wall in front of the Versailles. These new leaks have unfortunately impacted the ongoing repair work on the G2 level of the garage. To address these issues, further waterproofing is required wherein it involves emptying the planters entirely. Please be assured that every precaution is being taken to protect the new trees and grasses in order that they can be replanted. It is important to note that this additional waterproofing was not part of the initial scope of work but is essential to ensure the successful completion of the interior garage repairs and long-term integrity of the structure.

Unfortunately, those residents currently impacted will remain displaced for at least an additional four weeks. Consequently, the notice regarding the schedule of repairs distributed in May 2025 will be revised and an updated schedule will be provided as soon as possible.

Once the aforementioned waterproofing is completed, the section next to the main ramp will be cleaned up and prepped for new plantings, contributing to the aesthetic improvement of the plaza level. In addition, the upgrade to the center isle at the entrance, consequently delayed, will be re-scheduled.

On a positive note, we are pleased to report that the leak in the roadway at the top of the main ramp has successfully been resolved, and temporary asphalt for this area is scheduled to be installed by the end of this week. The main ramp is also nearing completion, but will remain closed pending installation of new traffic deck coating inside the garage at the bottom of the ramp as well as the final asphalt application on the plaza level.

As the project continues, we must reiterate several important guidelines:

- **Vehicle Access:** If you plan to be away for any period, it is essential that you notify our office. Arrangements must be made to either leave your vehicle key with our office or provide contact information for a responsible person who will be readily available to move your vehicle, should it become necessary for ongoing work.
- **Construction Environment:** While the contractor tents the areas where they are working in the garage in an effort to control dust and debris, but regrettably it is difficult to eliminate entirely. At various points throughout the project, all residents that park in the garage will experience dust, noise, vibrations, and/or roadway obstructions.
- **Parking Restrictions:** Residents are not permitted to park in their assigned spots while repairs are underway, regardless of whether it is after business hours, or on a weekend or holiday. Amversev Association Inc., along with our contractors, will not be liable for any damages by residents self-parking in restricted areas.
- **Safety Precautions:** All residents are urged to exercise caution when navigating near active construction areas, equipment, and personnel. Additionally, please remain mindful of your neighbors who are walking and driving through the garage.

We apologize for the inconvenience caused and appreciate your continued patience.