

Eden Rock Owners

EDEN ROCK

www.edenrockowners.com



The Official
Newsletter of Eden
Rock Owners

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Summer, 2023 Edition!



SAVE THE DATES! ANNUAL SHAREHOLDERS' MEETING!

Join us:

**CANDIDATES NIGHT & BUILDING INFORMATIONAL
MEETING**

Tuesday – June 20th at 7:00PM in the lobby.

General information will be offered about our building's operations. This will free more time at the Annual for the Financial Report and Election of Board of Directors.

Can't be there in person, join by Zoom.
<https://tinyurl.com/EdenRockCandidates>

or

Scan this QR Code with your Cell Phone or iPad



HYBRID MEETING

EDEN ROCK OWNERS, INC.

2023 ANNUAL MEETING OF SHAREHOLDERS

THURSDAY JUNE 22, 2023 at 7:00PM

in the lobby.

How to join the virtual meeting

By PC / Laptop / Tablet

Go to this URL <https://tinyurl.com/edenrock2023>

Join by phone

Dial-in: +1 (646) 931-3860

Meeting code: 882 5985 6778

Zoom Meeting Link:

<https://us02web.zoom.us/j/88259856778>

- OR -

By Mobile phone

Scan this QR code



**GENA OF AKAM MANAGEMENT, MAKES HERSELF AVAILABLE TO SHAREHOLDERS ON
WEDNESDAYS, FROM 10:00AM TO 1:00PM. YOU CAN FIND HER IN THE BOARD ROOM OF
THE C-WING.**

GENA MAY BE CONTACTED AT [GMOORE@AKAM.COM](mailto:gmoore@akam.com), OR 646-329-0352.

2023 ANNUAL MEETING CANDIDATES' BIOS

MOHAMMED ALRAIMOUNY



My late wife and I lived in Eden rock for the last 10 years. I served on the board for three years before I stepped down after passing of my wife two years ago. I look forward to the opportunity to serve again on the board and contribute to the community we are living in together.

JENNEFRA ANGULO



Jennefra joined the board five years ago and is currently serving her second year as the board president, she looks forward on continuing to serve the Eden Rock community another year. She is also part of the Technology Committee, Treasury Committee, Communications Committee, and House & Garden Committee for the building.

EDDIE BECI



Eddie has been a resident of Eden Rock since 2013 and first became a board member in 2021. Eddie has contributed efforts in these areas: technology, finances, and general building operations. In 2022, Eddie was appointed as the Secretary and continues to serve in this role.

HEATHER FINS



Heather moved to the Eden Rock with her husband Bennet in 2011. The Eden Rock has provided a warm and welcoming environment, perfect to raise a family in. She is excited to be serving on the board and for the opportunity to participate in projects that will benefit all of her neighbors living in the Eden Rock.

ZELIA P. HERRERA



Zelia has a bachelor's degree in accounting and economics from the City University of New York - Queens College and a certificate of human resources management from the School of Continuing and Professional Studies (SCPS) at New York University. She expects to continue working in the nonprofit sector, where her business and administrative skills can have a positive influence on social causes. She speaks Portuguese and Spanish.

RENEE SILVERSTEIN



Renee has lived in the Eden Rock for 43 years, where together with her late husband, Allen, she raised two children. Renee has watched the Eden Rock transform into the beautiful building it has become and looks forward to continuing to do the hard work and putting in the many hours necessary to maintain our home as the premier residence in Briarwood.

DAVID SMITH



David has been a resident of Eden Rock since 2005. He became a Board member two years later and has served in a number of roles on the Board including, Secretary, Vice President and more recently Treasurer.

***Candidates full bios were sent with the annual meeting package.**

ASK RENÉE

Welcome to the quarterly column dedicated to responding to shareholder's concerns. In this space I hope to address some of the most frequently asked questions posed by many residents, and misunderstandings they often hold.

One of the most confusing issues for owners is understanding the importance of the documents that govern our co-op. These documents, the certificate of incorporation, bylaws, proprietary lease, and house rules, include the rules and regulations we must all follow. All of these governing documents are themselves regulated by state and city laws. In addition every shareholder is issued a stock certificate indicating how many shares they own in the corporation. The number of shares depends on the size of the apartment and the floor it's on, with the largest apartments on the highest floors having the most shares. If one has a mortgage the bank or lender will likely hold the stock certificate and lease as collateral until the mortgage is paid off (Be sure to keep these in a secure place when returned).

The human side of the governing documents is the board of directors and management company. They are the people who make sure the co-operative operates for the betterment of all shareholders using the documents as a guide.

There are many questions shareholders have, about living with neighbors, repairs to their apartment, alterations, insurance, etc. which I hope to address in future columns. Please send questions that are specific to your apartment to our manager, Gena, at gmoore@akam.com and general questions to info@edenrockowners.com

Abatement

We are aware that some of you have not received the credit from the city for the tax abatement. Management has made corrections going forward, however it is up to the city as to whether they retro-pay for prior year or not. We encourage anyone that did not receive the abatement to call the Department of Finance. To be eligible for this credit Eden Rock must be your primary residence and where you file your taxes.

When reviewing the Tax Credits this year Management found that many residents are not taking advantage of some of the abatements.

See the four options available:

- Basic STAR – Is available to all shareholders, if this is your primary residence (<https://www.tax.ny.gov/pit/property/star/>)
- Enhanced STAR – is available to shareholders who currently have the STAR and fit the criteria. Note you must be on the Basic Star for 1 year to qualify. (<https://www.tax.ny.gov/research/property/ivp-assessors.htm>)
- SCHE – Senior Citizens Exemption - You must meet the age, income and residency requirements. (<https://www.nyc.gov/site/finance/benefits/landlords-sche.page>)
- VETERANS Exemption (<https://www.nyc.gov/site/finance/benefits/landlords-veterans.page>)



LOCAL LAW 152 NEW STOVE REQUIREMENTS!

Please be advised, changes have been implemented by the DOB (Department of Buildings) regarding gas stove installations.

New Stove Installations **MUST** be filed with the DOB, and gas stoves are required to be installed by a licensed plumber. Your plumber can file for the necessary LAA Permit. The DOB will require the make/model and specifications of the new stove. No exceptions. There is a charge for the LAA Permit that can go as high as \$1,500.00. Upon installation of the stove, if, the correct ball valves ($\frac{3}{4}$ -inch) are not installed, the ball valve must be replaced. $\frac{1}{2}$ -inch valves are no-longer accepted by the DOB.

An existing stove can be disconnected, if, work is being done, and reconnected under a OP128, however, the ball valve must be $\frac{3}{4}$ -inch, if not, an LAA permit filing will be required.

PC Richards, Home Depot, Sears nor Lowes etc., will continue to deliver stoves; however, they will no longer install stoves, nor will they unhook and dispose of old stoves. As noted above, a licensed plumber will pull the required permit, install new, and unhook old stoves. They may or may not dispose of the old stove, if not, disposal is the shareholders responsibility.

Please feel free to contact management should you have any questions.