



**BRIGHTWATER TOWERS**  
CONDOMINIUM

501-601 SURF AVENUE BROOKLYN NY 11224 TEL: 718-266-2175 FAX: 718-266-2542

**To: All Residents of Brightwater Towers**

**Date: 3/24/2021**

**From: Board of Managers and Management**

**Re: Informational Letter**

**Dear Unit Owners,**

We are pleased to share updates on completed and ongoing projects, as well as recent developments.

**COVID-19**

Since the start of the pandemic, the health and safety of all residents and staff has been the first priority for the Board of Managers and Management. As such, COVID-19 protocols have been enacted and are included in the daily maintenance of the property. We thank our residents, for compliance with the rules set forth by the State and City and their continued vigilance until the conclusion of the pandemic. Let us not let our guard down as the health and safety of our residents is the primary concern.

**Winter Season**

This winter season was challenging in many ways, and proved to be the one of the harshest in recent years. Our Management team and staff were busy dealing with multiple snowstorms and cold-weather days, but managed to end this season without any major issues and at sensible expense. We are grateful to our team for a job well done.

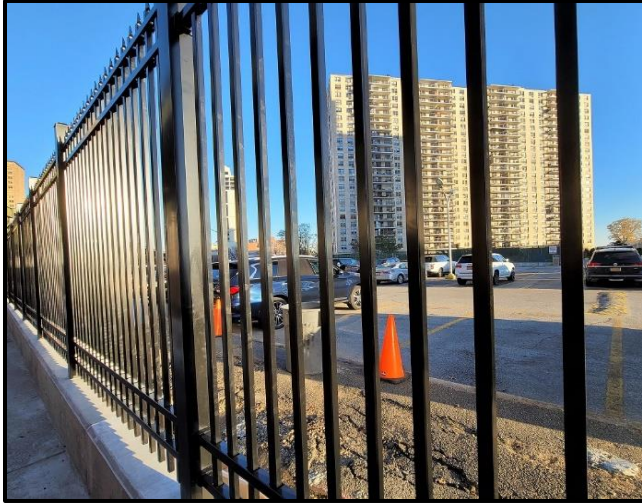
**Lobby**



Lobby renovations are underway. The scale of this renovation is significant including a full infrastructure update, specifically plumbing, heating and electrical work. Additionally, a new entrance will be created from West 5<sup>th</sup> facilitating better access and a modernized look for our buildings. Both new lobbies will features elevated heated floors, aesthetically pleasing multi-level ceilings with modern lighting elements, contemporary USPS standard mailboxes, and climate control systems. As with any major construction project, we encountered multiple

obstacles. Extensive delays for this project were caused by COVID-19, which created a multi-month construction shutdown, as well as the addition of many safety requirements imposed by the NYC DOB. At this time the contractor is preparing to work on the West half of the 501 lobby. This ongoing project is an absolute priority for the Board of Managers and we are taking every possible step to expedite its completion.

### **New Fence**



Hurricane Isaias struck New York City in August 2020 and severely damaged most of the fences at the North side of our property. We have been building sturdy new fences that would withstand high impact storms. Additionally, lighting poles and surveillance cameras will be installed at the parking lot for increased safety and security.

### **New outdoor compactor facility**

Groundwork for the new outdoor compactor facility is underway. The fire hydrant on Surf Avenue has been relocated and replaced to allow Sanitation Department trucks to enter for pickup from this newly created compactor area. This facility will be integrated into the Parking Lot layout and will replace the cage currently used to store the trash bags. The new compactor facility will be in compliance with NYC standards.

### **Laundries**



In response to multiple complaints regarding service provided by SEBCO Co., the Board of Managers (through multiple bids) chose a new vendor: Premier Laundromat. This vendor purchased and started installation of high-quality and high-efficiency washers and dryers that are equipped with various payment options. This work will be completed in May 2021. New lobby level AC system will be connected to the laundry rooms in order to provide a more comfortable environment.

## Hallways



Many unit owners suggested renovation and upgrade of hallways on the residential floors. The Board of Managers initiated a pilot project on several floors with the intent of choosing the best possible design. The renovation will include new flooring, wall tiles, new color scheme wall painting and security cameras. Please, visit the 1st floors of 501 A and B sides. Your input is appreciated!

## Fitness Center



The new fitness center is almost complete. It features newly tiled and mirrored walls, protective flooring, new ceiling with LED lighting and fire sprinklers, and expanded windows with modern shades. Additionally, special AC systems with antibacterial/antiviral blue light and special filters were installed. Currently, the search for professional grade exercise equipment is underway. Please be advised that the Fitness Center opening and operation is subject to all directives set forth by NYC and other governmental agencies.

## Going Green

At the beginning of January 2021 BWT signed a two-year contract with a new electricity supplier: ESCO. This Texas based company is providing our buildings with clean and renewable energy.

## DOB Compliance



NYC DOB requires timely façade inspection and repair (LL11) as well as inspection of condition of the roof. The Board of Managers has engaged Cataldo Engineering Company for this engineering inspection and evaluation.

### **Pool**

Board of Managers and Management are preparing for the 2021 pool season. Last year we upgraded all plumbing around the pool and hope that residents will enjoy this summer season without interruptions. Please be advised that the Pool opening and operation is subject to all directives set forth by NYC and other governmental agencies.



### **Projects completed in 2020.**

Although Board already reported the state of all 2020 projects and repairs in the annual meeting last October, listed below is some information for those unit owners who did not get a chance to attend the meeting:



#### **501 South Entrance:**

Underwent complete renovation including leaking bricks replacement, installation of modern canopy, new lighting fixtures, and addition of entrance vestibule.

**Roof Elevator Rooms Staircases:**

All 60 years old damaged staircases were replaced by request issued during the NYC inspection.



**601 Water Tower bulkhead:**

The deteriorated water tower bulkhead that consists of an elevator facility, water tank, building exits, metal staircases, etc. was waterproofed and had masonry repair.

**Elevator Building 501 upgrade:**

In order to meet NYC DOB requirement, the new cable system was installed, certified and approved by DOB.





**Pool plumbing update:**

Damaged plumbing around the pool was replaced and updated.

**Plumbing:**

Multiple plumbing improvements were done throughout the building to upgrade aging infrastructure.



**Oil Tank by Building 601:**

Oil tank was decommissioned, cleaned and filled.

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The Board of Managers and Management will continue efforts to improve, upgrade, and add services and amenities in all areas of our condominium. Most of the developments were implemented for the



first time in the history of the Brightwater Towers. The most important achievements thus far were the rebuilding of major infrastructural elements and service facilities, improvements in safety measures, and maintaining the financial stability of the condominium. All these would not be possible without unit owners' involvement and support. You are welcome to contact the Board of Managers and Management, request an in-person discussion to express your suggestions and voice your concerns, or arrange a walk-through the updated facilities. Your valuable advice and creative ideas are the cornerstone of our success.

This letter will be posted on BWT website at [www.bwtcondos.com](http://www.bwtcondos.com). Please visit our website to find various applications, request forms as well as useful information.

Cordially,

Board of Managers and Management

[info@bwtcondos.com](mailto:info@bwtcondos.com)

(718) 266-2175