

Dear BWT Unit Owners:

As this year is coming to an end and we are quickly approaching our annual meeting on December 3, 2015, we want you to be aware of what the Board is doing and what it has been done in the past 16 months. Although we were faced with many complex issues and difficulties we stayed on course and achieved our goals.

We've completed a lot of new projects, multiple repairs of existing infrastructure and at the same time stabilized our finances and improved the financial outlook. We will continue to work diligently to improve the environment of BWT.

Some of the major projects are listed below:

COMPLETED PROJECTS

Building Improvements

Lobby Level

- Repaired and painted ceilings and walls
- Eliminated leaks in the ceiling, did numerous plumbing repairs, replaced valves, repaired pipes (done for the first time in 35 years)
- Replaced all lighting for bright and economic LED lighting
- Replaced 75 windows and 37 doors on the ground floors
- Created centralized maintenance supplies storage room (Building 601) for better control of maintenance supplies.
- Removed rusted and not functional Windows AC units. Installed new in-wall Uni-fit AC units and modern grills at the lobby level

Residential Floors

- Replaced about 1200 ceiling lights in hallways and incinerator rooms for bright and economic LED (consume 7 times less electricity).
- Painted ceilings on all residential floors
- Installed all new contemporary LED *EXIT* lights.
- Installed new "soft" closers for all incinerator rooms to improve their performance.

Building Systems

- Mechanical rooms overhaul
- Installed new Energy Management System (EMS) that provides computerized control of heating boilers

- Replaced all steam traps in both buildings to improve steam flow during heating season
- Repaired Gas Meters in both buildings
- Repaired Electric Meter in building 601 (was not working for 1.5 years). Still trying to recover money from Con Edison due to incorrect billing.
- Repaired water meter and registered to DEP (Department of Environmental Protection) account. Now we have real data on our water consumption.
- Repaired water pump
- Replaced roof doors (done for the first time in over 50 years)

Laundry Room in 501A

- Full rebuild caused by sewer pipe destruction under 501A laundry.
- Required complete excavation of the laundry room 501A
- New laundry architectural design
- Completed all new plumbing, which extended to the compactor rooms and pool showers
- Framing and structural components completed
- Finishing is in progress (walls, floors, ceilings and lights)
- Some remediation in the 501B laundry room done as well as in the Sponsor's Sales Office in 501B

Outdoors Projects

- Removed rusted fences and chains, dead bushes, trees and planted over 30 trees around the property
- Build new concrete exits with built in piping at all compactor room
- Cleaned up and re-seeded the lawn between buildings
- Remodeled landscaping by the pool.
- New tractor was purchased. This purchase:
 - Made garbage removal more effective and fast
 - Allowed for snow removal by BWT own staff saving thousands of dollars
- Fixed the entranceways to both buildings
- Replaced the entire sprinkler system with additional piping and heads
- Repaired gate by 601A to make new road for garbage removal
- Replaced ALL external lightings – parking lot, building wall packs for economic LEDs and better illumination

Parking Lot

- Removed dead trees and filled-up with concrete
- Repaired Cracks
- Painted lines and speed bumps

Pool Shower Rooms Renovation Project

- Painting, lightings, partitions, new bath fixtures, hand dryers, etc.

Cablevision Project

- Removal of all external cables and equipment from the Building's walls (in progress).

Board Operations, Management and Community

- Replaced Management team
- Organized *scheduled* maintenance of building various pumps, motors and other equipment

- Organized Quality of Life Committee
- Organized Committee of Board Advisers
- Updated Renovation package with enforced control plumbing, electric and construction codes and rules.
- Conducted annual registration of all rented out units.
- Update all available office forms: elevator use, pool registration, community room usage, etc.
- Labor
 - a. Reviewed the current union contract
 - b. Implemented control for payroll time sheets.
 - c. Created new maintenance and cleaning schedule.
- Review and update residents' access card system. Eliminated over 10,000 unauthorized access cards. Only about 2,000 are left active for all current residents.
- Started Dog registration and in conjunction with dog owners working on the new dog policy.

Accounting and Finance

- Received \$1.3M from our Flood Insurance Policy.
- Received \$240K from NYSERDA Government Grant (first 50%) for energy systems improvements.
- Energy related projects completed in 2015 should bring additional \$240K from NYSERDA Government Grant (second 50 %)
- Opened a new higher interest account and moved \$2.2M of reserve funds to that account. This brings additional interest income to BWT.
- For the first time did full inventory of parking revenue. Recovered about 40K in underpaid funds.
- Reviewed storage rental income. Recovered about \$17K in lost revenue
- Reviewed utility accounts (electric, gas, water, telephone, Internet). Discovered losses due to late fees. These losses were recovered back to BWT accounts. All utility accounts taken under Board control thus eliminated all errors and late fees.
- Review of all check history from 2012. Discovered few errors and returned to BWT about \$10K.
- Implemented full control of all accounts receivables and bank accounts access.
 - a. All invoices are processed via system AVID with Board's initial approval
 - b. Two Board members (President, VP or Treasurer) signatures required for each check.
 - c. Implemented full board oversight of our bank accounts that would allow us to monitor outgoing payments
- Created new accounting template for rented parking spots.
- Settled all ongoing legal actions with unit owners to limit legal expenses.
- Contracts review and updates:
 - Purchasing electricity thru new ESCO Company. Yearly saving about \$150K
 - Purchasing cooking gas thru new ESCO Company for cooking gas.
 - New Elevator Company.
 - New boiler's company.
 - New construction firms selected for various in-house projects.
 - New electric service company.
 - New legal representatives for BWT.
 - New vendors for outdoors concrete and asphalt work.
- Initiated additional insurance review of our "Wind" claim for Sandy damages. We are currently in our final stages and awaiting insurance legal judgment. Received initial check for \$175k.
- Implement control of labor related union accounts payable.
- Reviewing all future financial needs for our community, such as local law 11 (that would require bricks repairs). We are considering all different types of financing that could be available for our buildings.

NEW PROJECTS

Projects in Progress

- Roof exhaust fans (serve as air exhaust for units' bathrooms and hallways)
 - Selected new fans specs based on original buildings blueprints (done by engineers)
 - Getting bids and preparing for implementation.
- New security guards company. Contract signed. New company will start in December 2015.
- New intercom system. Design in progress. Will work via cell phones or home telephones. Capability of text messages for package receipt.
- Security Cameras
 - New security system and cameras. Design in progress.
 - Relocation of existing servers and DVRs to the new data cabinets in 501 and 601. Scheduled by vendor for the end of December.

Projects under consideration

1. Lobbies full renovation. Architect selection is in progress. Already discussions on preliminary design concepts, material use, etc.
2. Mailbox replacement for new the modern 4C USPS standard mailboxes. Design in final stage. Collected several bids
3. Incinerator rooms on residential floors. Design and preparation in progress:
 - a. New stainless steel bigger chute doors
 - b. Update of the entrance doors.
 - c. New stainless steel shelving.
 - d. Tiling and painting.
4. Residential floors renovation.
5. Laundries in 501B, 601A and 601B renovation to make them the same as new 501A.
6. New fence around BWT property line. Creating enclosed community.
7. Improvements in the parking lot. New traffic pattern and security protected entrance/exit.
8. Current hot water boilers engineering review and possible replacement.
9. New outdoors furniture (benches, bollards, planters)

**...TO BE CONTINUED
NEW FRESH IDEAS WELCOME!**

Please, note that all of the above is done *in addition* to routine maintenance and variety of daily issues.

With any questions or suggestions, please, contact BWT Management Office at 718-266-2175:

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