

December 20, 2021

Dear Unit Owners,

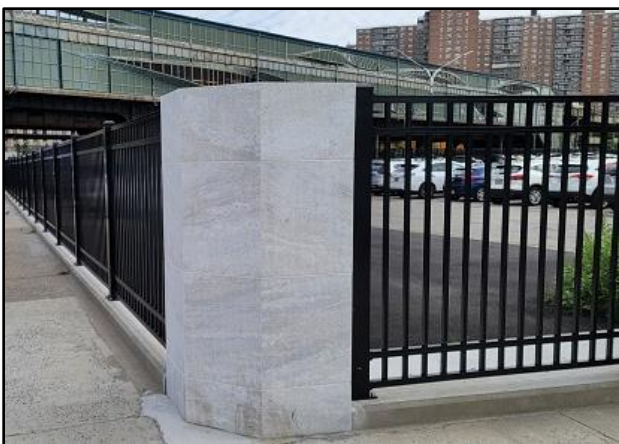
The Brightwater Towers Condominium Board and Management continue working on various projects to upgrade our facilities and common areas. In this letter, we would like to update you on the completed and ongoing projects at Brightwater Towers within the past few months.

## Parking Lot Improvements



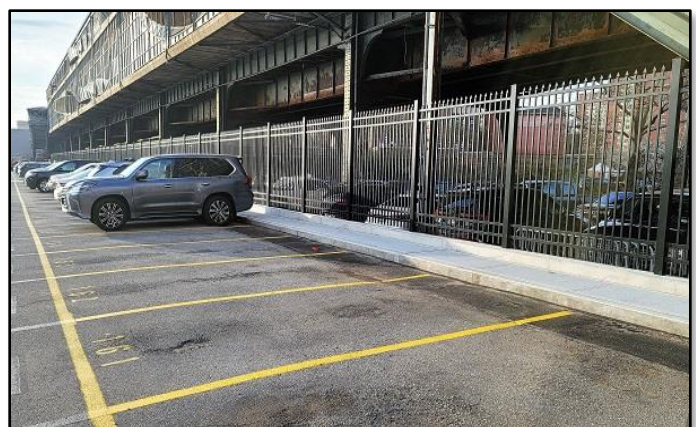
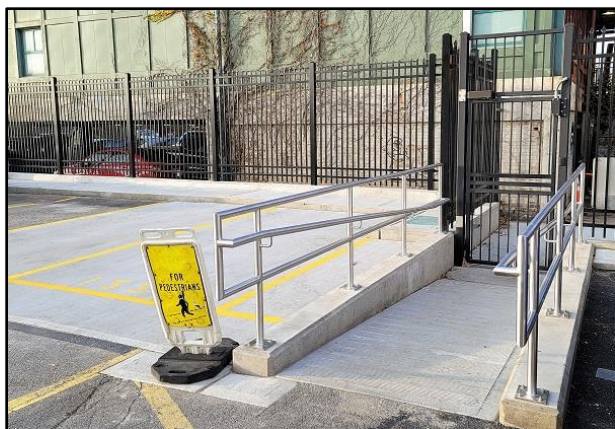
- Replacement of the fence (approximately 1300 feet), destroyed by Hurricane Isaias in August 2020, has been completed and massive upgrades were made to the parking lot:

- Entrance to the property from the West 6th street (close to W8th subway station) upgraded with the brand-new gate and wheelchair-accessible ramp equipped with stainless-steel railings.



- The sidewalk along the northern property line and along West 8th street has been replaced resulting in a wider main road. It is making driving inside the property safer and more convenient.

- Parking spots' divider lines and numbers were repainted along the new sections of the fence to improve visibility for the drivers





- 9 new light poles were installed on the parking lot. They provide much brighter and improved lighting conditions thus increasing safety inside our property and along the walkway from West 5th street.
- New advanced security surveillance cameras were integrated into the parking lot monitoring system to expand the visibility and security of the area.



We understand that this project has caused inconvenience to the residents, and we are thankful for your tremendous patience, understanding, and continuous cooperation during the progression of this milestone project.

## Lobby Renovation



The construction team is making good progress:

- New contemporary storefronts were installed at 501 lobby entrances courtyard and from the West 5th street.
- The courtyard entrance has new paving stones making an attractive mini plaza.
- Sheetrock sheathing inside the central portion of the 501 lobby is progressing; a waterproof cement board is used at lower levels to provide protection from potential future floods.
- Most of the finishing materials have been delivered, however, the deliveries of some are still pending. Unfortunately, an unprecedented shortage of construction supplies and prolonged delivery lead time continue to affect the timeline of this project.



## New Fitness Center



Effective November 15th, 2021, residents are enjoying the new Fitness Center and expressed their appreciation for this new amenity. We appreciate residents' compliance with the established safety protocols.

We would like to use this opportunity to express our sincere appreciation to our volunteers Mark Gligich and Arthur Kozlovsky. Their support and enthusiasm helped make it happen!

## Other Buildings' Improvements



- Planting of the flowerbed at the West 5th entrance was completed. The new greenery was also planted along the walkways to the entrance.
- New water pumps installed in 601 building's lines E, F, G, H considerably improved temperature and water pressure in the units.
- Annual boilers' professional cleaning and comprehensive overhaul have been completed.



- Painting of 281 balconies (over 75%) completed in building 601. Only two balconies remain to be painted in building 501. This project is currently on hold until spring of 2022. We'll update you on the start date (weather permitted).



## Winter Preparation



- Management is prepared for the winter season by making sure all heavy-duty equipment such as Salt Sprayers, Snow Blowers, etc. is working properly. Salt supplies are purchased as well.
- In addition, all 13 dry wells were drained and cleaned. It will allow the collection of the rainwater/snow melting waters and prevent flooding and freezing over the parking lot.

## Other Updates

- Updated version of the Alteration Package was released for unit owners' review prior to planning any renovations in their apartments.
- House Rules were updated to incorporate new amenities' and to align occupancy policies with the current Purchase and Lease applications.  
We encourage all unit owners to visit the Brightwater Towers Condominium's website at: [www.bwtcondos.com](http://www.bwtcondos.com) to familiarize themselves with all official condominium's documents and regulations.

We will continue keeping you informed on all future developments. We appreciate your patience as we work together on the ongoing renovations and improvements of our property.

Should you have any questions or concerns, please do not hesitate to contact the Management office at 718-266-2175 or via email at [info@bwtcondos.com](mailto:info@bwtcondos.com).

Respectfully,  
Brightwater Towers Condominium Management and the Board of Managers.