

**PARK CITY 3 AND 4 APARTMENTS, INC.**  
**98-05 63RD ROAD, SUITE 1K**  
**REGO PARK, NY 11374**  
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**Tuesday, June 23, 2015**

Board of Directors

President Louis Kramberg  
Vice President Mikhail Borukhov  
Treasurer Rajendra Jain  
Secretary Zhanna Balkhiyeva  
Assistant Secretary Robert Cohen  
Director Lee Schiff  
Director Maurice Peress  
Director Joseph Pestun  
Director Jing Fan  
Manager  
Chandra Jain

Dear Shareholders,

The Veteran's, Senior's, STAR and tax abatement credits will be given to all shareholders in the month of June 2015. Please note that as informed in January 2014, benefits for non-resident shareholders and investors are being phased out. For all other resident shareholders, if you did not respond to and correct your information as required by the Department of Finance, your benefits will be phased out.

**ANNUAL MEETING 2015:**

At the Annual meeting of Shareholders held on May 19<sup>th</sup>, 2015 at 7.00 PM, the following candidates were elected to the Board of Directors: 1. Mr. Lee Schiff, 2. Mr. Robert Cohen 3. Mr. Maurice Peress, 4. Mr. Joseph Pestun, 5. Ms. Zhanna Balkhiyeva, 6. Mr. Louis Kramberg, 7. Mr. Rajendra Jain, 8. Mr. Mikhail Borukhov, 9. Mr. Jing Fan.

At a meeting of the Board of Directors held on June 16<sup>th</sup>, 2015, the following officers were elected:

1. President: Mr. Louis Kramberg 2. Vice President: Mr. Mikhail Borukhov 3. Treasurer: Mr. Rajendra Jain 4. Secretary: Ms. Zhanna Balkhiyeva and 5. Assistant Secretary: Mr. Robert Cohen.

**CAPITAL IMPROVEMENTS:**

All the skimmers for the pool were replaced and most of the connected pipes were repaired. This is to prevent any leaks from going into the school.

The roof replacement work has started on the roof in 97-37 63<sup>rd</sup> Road and 97-10 62<sup>nd</sup> Drive. The old

roof has been removed and the installation of the new roof has started. The third roof to be replaced is 97-07 63<sup>rd</sup> Road. Three roofs will be replaced in 2015 and the balance three in 2016.

Eleven washing machines and one dryer have been replaced. We have started negotiating the new laundry contract, which will require renovation of the laundry rooms and installation of all new washing machines and dryers.

We are in the process of negotiating the contract for replacement of most of our common area lights with new energy efficient LED lights. Most of the cost of the replacement will be paid by rebates from Con Edison.

### **PLAYGROUND:**

Effective June 01, 2015 the playground will be open until 8:00PM. Please be reminded that our playground/park is for the enjoyment and pleasure of our residents. We ask parents to supervise their children with care so all residents may enjoy our facility. In addition, please do not open the gate for others as they may not be residents. Please remind your children not to remove the flowers or damage the plants. They are for all to enjoy. Thank you for your cooperation.

### **CATWALK DOORS:**

Please keep the catwalk doors closed at all times. This is required by the Fire Code of New York City. Also, open catwalk doors lead to elevators swing doors not closing properly and the elevators are stuck on the floor where the door is left open.

### **GARAGE:**

Please note that the speed limit inside the garage is 5 MPH, anyone exceeding that speed is in violation of their Parking Space License. Please keep your headlights on going into and coming out of the garage. Smoking is not permitted in the garage.

### **ELECTRONICS RECYCLE:**

Effective January 01, 2015, The City of New York is implementing new rules regarding disposal of electronic items and compact fluorescent bulbs. We will be posting all the buildings with instructions for the disposal of such items. Your cooperation in this matter is greatly appreciated by us and all shareholders. We will be putting new colored plastic bins in the basements of all buildings for the collection of electronic items, batteries and compact fluorescent bulbs.

[http://www.nyc.gov/html/nycwasteless/html/stuff/takeback\\_electronicsCEE.shtml](http://www.nyc.gov/html/nycwasteless/html/stuff/takeback_electronicsCEE.shtml)

### **LAUNDRY ROOMS:**

**Please be considerate to your fellow shareholders and residents and keep the laundry rooms clean. Do not wash your pet mats or pet clothes in the laundry machines. Do not overload the machines; this causes the machines to break down more frequently. Clothes in the washing machine or dryer left unattended for over 30 minutes may be removed. Do not remove the laundry baskets from the rooms. Under no circumstance can they be taken upstairs to your apartment.**