

**PARK CITY 3 AND 4 APARTMENTS, INC.**  
**98-05 63RD ROAD, SUITE 1K**  
**REGO PARK, NY 11374**  
**PHONE (718)897-2000**  
**FAX (718)275-6804**  
**WWW.PARKCITY3AND4.COM**

Thursday, June 8, 2017

Board of Directors

President Louis Kramberg  
Vice President Mikhail Borukhov  
Treasurer Rajendra Jain  
Secretary Zhanna Balkhiyeva  
Assistant Secretary Vivek Malhotra  
Director Lee Schiff  
Director Bob Cohen  
Director Maurice Peress  
Director Joseph Pestun  
General Manager  
Chandra Jain

Dear Shareholders,

The painting of the railings in 97-10 is complete. The repair of the floor has been completed. The catwalk floors are being levelled and painted.

The painting of railings will start in 97-40 shortly. The welding of railings will start in 97-37 in June 2017. The last building where railings have to repaired and welded is 97-07.

**ANNUAL MEETING 2017:**

At the Annual meeting of Shareholders held on May 23<sup>rd</sup>, 2017, 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. Vivek Malhotra.

At a meeting of the Board of Directors held on June 6<sup>th</sup>, 2017, 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. Vivek Malhotra.

## **POOL LOTTERY WINNERS:**

The list of the pool lottery winners is available in the Management office. Management has sent letters to all the winners to pick up their free passes.

## **2017 FINANCIALS AND PRESIDENT'S REPORT:**

**You may pick up the 2016 Audited Financials and the 2017 President's Report from the Management Office.**

## **Real Estate Credits:**

The Veteran's, Senior's, STAR and tax abatement credits will be given to all shareholders in the month of June 2017. Benefits for non-resident shareholders and investors have been phased out. **If you did not respond and correct your information as required by The Department of Finance, your benefits will be phased out.** The Board of Directors has approved a capital assessment of \$2.55 per share. This will be charged to your account on the June 2017 maintenance bill. The assessment is to pay for the catwalk repair, renovation and painting.

**PLEASE NOTE THAT THE CITY OF NEW YORK HAS LOWERED THE INCOME REQUIREMENTS FOR SENIOR CITIZEN BENEFITS TO \$37,999.00. IF YOUR INCOME IS OVER THAT AMOUNT, YOU WILL NOT RECEIVE THE BENEFITS. PLEASE PICK UP THE SHEET WITH NEW RULES FROM THE MANAGEMENT OFFICE.**

## **PLAYGROUND:**

Effective June 01, 2017 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 might not be residents. The playground is for Park City residents only. Please remind your children not to remove the flowers or damage the plants. Do not walk or play on the grass. Anyone not following the rules will be prohibited from entering the playground. It is for everyone 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.

## **FLYERS, SIGNS AND ADVERTISEMENTS**

Please do not distribute flyers, advertisements, post signs or notices in the common areas. This is not allowed under the house rules. There are bulletin boards in the laundry rooms where notices can be posted.