

***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***

Friday, March 23, 2018

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 and catwalks in 98-20, 97-40 and 97-10 is complete. The repair of catwalks in 98-05, 97-37 and 97-07 is under progress. The catwalk repair work and painting of the catwalks in the 3 buildings on 63rd Road will commence as soon as we get warmer weather.

2018 ANNUAL GENERAL MEETING:

The Board of Directors has decided to hold the Annual Meeting and the Election of the Board of Directors on Tuesday, May 22nd, 2018 at 7.00PM. The Meeting will be held at P.S. 206. Shareholders of record as of March 29th, 2018 will be eligible to vote.

CANDIDATES NIGHT:

Candidates Night will be held on Tuesday April 24th, 2018 from 6:30PM to 7:30PM in the lobby of 97-40 62nd Drive and from 7:30PM to 8:30PM in the lobby of 97-37 63rd Road. Please note that all questions should be directed to the candidates.

ALTERATIONS:

In an April 2008 Court of Appeals case it was reaffirmed that building owners bear strict liability and responsibility for Labor Law 240 related claims. In *Sanatass v. Consolidated Investing*

Company, Inc. 2008 WL 1817261 (NY 2008) the Court held that a building owner is liable for Labor Law 240 violations even when the building owner did NOT hire the contractor and was unaware that the work was being done.

After reviewing the above Court case the Board of Directors voted on June 25th, 2008 that any shareholder doing work without a licensed contractor, with adequate liability and Workers Compensation insurance and permission from the Board of Directors will be charged \$1000.00 per day for such unauthorized work.

These rules will be strictly enforced; the Corporation is exposed to great liability due to any injury to a worker or property damage caused by a contractor. In addition, the Corporation will also require a hold harmless and an indemnification agreement both from the shareholder and the contractor.

***STAR* CREDITS:**

If you are a shareholder and did not receive your STAR or tax abatement credit on your June 2017 maintenance bill, please contact the Management office at 718-897-2000.

Please read the following carefully and contact the Management office if you need any help.

This is no longer handled by the NYC Department of Finance. Please visit the following website to register for the STAR Credit: <https://www.tax.ny.gov/pit/property/star/default.htm>. A link is also attached to the Park City website under "Forms and References" for your convenience. The registration has to be filed before March 31, 2018.

SUBLET POLICY:

The sublet policy has been amended by the Board of Directors, to allow shareholders to sublet their apartment for a period of three years for a sublet fee of 15% of the monthly maintenance. The shareholder can sublet for a fourth year at a fee of 30% of monthly maintenance and a fifth year at a fee of 50% of the monthly maintenance. No sublet will be allowed after the fifth year. Any shareholder subletting after the fifth year will be charged a fee of 100% of their monthly maintenance.

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.

ELEVATORS:

Please do not push the elevator call buttons multiple times. Do not pull the swing door open before the elevator reaches the floor. Please do not allow your children to push all the buttons in the elevator car or kick the buttons. The number of incidents of damage to call buttons and door locks has increased in the last few months. We have to pay for these replacements, since this damage is not caused by regular wear and tear and is categorized as vandalism.