

*Park City 364 Apartments, Inc*

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**PRESIDENT'S REPORT  
2019**

**ANNUAL SHAREHOLDERS MEETING  
MAY 21st, 2019**

Officers and Directors  
2018-2019

President..... Mr. Louis Kramberg  
Vice-President.....Mr. Mikhail Borukhov  
Treasurer.....Mr. Rajendra Jain  
Secretary..... Ms. Zhanna Balkhiyeva

Directors

Mr. Lee Schiff

Mr. Robert Cohen

Mr. Maurice Peress

Mr. Joseph Pestun

Mr. Vivek Malhotra

# The President's Report

## May 2019

The Annual Report that you are holding is a summary of what your Co-op Board and Management have accomplished over the past 12 months. It is also a look at where we are and where we hope to be over the coming year.

### **RULES & LAWS**

Rules and laws are important because they are meant to protect us. Recent new laws affecting buildings include requiring stove knob covers to protect children, yearly collection of bedbug infestation history from all tenants (no infestation at Park City), designating a smoking policy, and annual inspections for indoor allergen hazards.

Then there are laws that are designed to improve one situation that create additional problems. Laws making it harder for a landlord to unfairly evict a good tenant can make it harder for us to deal with a truly problematic tenant. Landlords that did not provide heat at night led to a law that changed heating requirements from 55 degrees indoors at night when temperatures dipped below 40 degrees outdoors. Now, temperatures at night must be at least 62 degrees indoors no matter how high the temperature is outside. This has led to more complaints about hot apartments at Park City.

### **REAL ESTATE, REALLY UNFAIR**

While rules can be good or bad, they all directly or indirectly add to the cost of running a complex such as Park City 3 & 4. Currently, the New York City Council is considering rules that will force buildings such as ours to make upgrades to equipment that could cost millions of dollars. And while most rules are applied equally to all, the same cannot be said about real estate taxes.

The Daily News recently ran an editorial listing the discrepancies in calculating property taxes. On the Upper East Side where former Mayor Bloomberg lives, the tax burden is about 68 cents for every \$100 in property value. Where Mayor de Blasio lives, it's only 20 cents on the dollar. But in a neighborhood like northern Bronx, it's \$1.10 per dollar value. And the News reports that the Mayor's position is that "there's nothing illegal about this institutionalized inequality".

The portion of our budget spent on real estate taxes has increased from 24.1% in 2004 to 35.53% today. And for Fiscal Year 2020, the City Department of Finance projected property tax assessment increase in Queens will be an additional

17.05%. Your Park City 3 & 4 Co-op Board and Management members will continue to fight for fairness for all our shareholders. We will also endeavor to maintain and improve your living experience while continuing to being fiscally responsible.

## THE PAST 12 MONTHS AND THE YEAR AHEAD

This past year saw enhancements to our complex as well as necessary repair work. These enhancements included a new playground and a security camera system. In addition, a new medical office was added that increases income for us. Sidewalk and brick repairs were made as needed and the catwalk project was completed.

This year and next we will concentrate on Local Law 11, which requires us to conduct inspections of the exterior wall and appurtenances of buildings. This will involve facade and terrace safety inspections.

## 2018 – 2019 SALES

According to the report of the latest quarterly survey of Queens residential sales (Elliman Report for Oct. – Dec. 2018), sales “rose in central Queens--which includes the communities of Forest Hills, Bellerose, Floral Park, Kew Gardens and Rego Park -- among the most accessible and desirable Queens neighborhoods.”

Average prices last fiscal year, 2017 - 2018:

Studio	\$175,000
One Bedroom	\$250,000
Two Bedroom	\$350,000
Three Bedroom	\$450,000

Average prices this fiscal year, 2018 – 2019:

Studio	\$205,000 - \$210,000 with a high price of \$230,000
One Bedroom	\$285,000 - \$300,000 with a high price of \$318,000
Two Bedroom	\$400,000 - \$405,000 with a high price of \$462,000
Three Bedroom	\$535,000 - \$545,000 with a high price of \$615,000

The Co-op Board and Management wish to once again thank our staff for all of their efforts in maintaining our grounds and buildings. As always, we thank you, the shareholders, for your support and wish you a happy and healthy year ahead.