

**PARK CITY 3 AND 4 APARTMENTS, INC.
98-05 63RD ROAD, SUITE 1K
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Thursday, March 26, 2020

Board of Directors

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

Dear Shareholders,

The façade inspection has been completed in 97-07, 97-37, 97-10, 97-40, 98-05 and 98-20.

We will be billing the shareholders for the air conditioner brackets which have been installed.

2020 ANNUAL GENERAL MEETING:

The Board of Directors has decided to hold the Annual Meeting and the Election of the Board of Directors on Wednesday, May 20th, 2020 at 7.00PM. The Meeting will be held at P.S. 206. Shareholders of record as of March 27th, 2020 will be eligible to vote. **Please note due to the COVID-19 / Corona Virus outbreak there may be changes to the schedule. We will keep you informed of further developments.**

LOCAL LAWS:

NYC has recently enacted a series of local laws related to energy conservation, reduction of the building's carbon emissions, safety of the natural gas supply line, pest and mold remediations, etc. Complying with these laws will entail hiring of consultants at unknown, but anticipated considerable expense. The laws are as follows:

Local Law 33: Requirement to display Co-op's energy efficiency score in common area designated by NYC.

Local Law 55: Indoor allergens, pest & mold remediation.

Local Law 84: An annual energy and utility usage audit.

Local Law 87: A more comprehensive energy audit that must be filed every 10 years (First filing by 2021).

Local Law 97: Carbon emission standard audit. Reduction of emissions by 30% by 2025 and 50% by 2030.

Local Law 152: Periodic inspection of gas piping systems.

Local Law 11: Also called FISP (Façade Inspection Safety Program) 9th Cycle opens 2/21/2020 to be filed by 2/21/2022. Among the many changes proposed are the following:

- “Close-up” Inspections (mostly scaffold drops) must be made at no more than 60’ intervals. Meaning that a 100’ street facade must be inspected on 2 drops.
- A minimum of one probe must be opened per drop on cavity wall buildings. This requirement is made for all odd cycles beginning with Cycle 9.
- Fines will be imposed for failure to perform “safe with a repair and maintenance program” (SWARMP) repairs from a previous cycle.

The status of the building facade will have to be posted in the lobby

CORONA VIRUS / COVID-19:

Based on the guidelines issued by New York State:

1. The office will be closed for all visitors, except for emergencies.
2. The playground will be closed until further notice.
3. There will be no renovations. No permits will be granted to any work except emergencies.
4. There will be no move-in, move-out or deliveries except in cases of extreme hardship and if the person has permission to perform a non-essential service. The moving company has to be approved by Management.
5. The maintenance work will be scheduled and performed on staff availability. The staff will not be plastering or painting until further notice.
6. Please do not overcrowd the elevators. Keep a safe distance from residents waiting for the elevator (2 meters or 6 feet, if possible)

The staff is cleaning, removing garbage and disinfecting several times a day and a special disinfection is being done at night. Your cooperation is essential in keeping our buildings safe.