# 85 LIVINGSTON

News and Information



## LOBBY RENOVATION

**How are things going so far?**
The project is going well with the only slight delays being due to minor material delays and the work needed to relocate a pipe. We are eyeing the end of November/early December for the completion of phase 1 at which point our new lobby will be complete, the doorman will be relocated to their new station and the package room and workspace will be operational. Phase 2 will involve the mailroom and the area outside the passenger elevator and will only last another few weeks.

For a more thorough update, please refer to the latest AKAM Lobby Renovation email updates.

## RESIDENT SURVEY

We'd love to hear from you! Please take a few minutes to complete our resident survey which will help guide the direction of the Resident Committee activities in 2023. Please submit your responses by November 15, 2022.

*Click Here to take the survey!*

## Board Members

Richard Shelala
Rick Currie
Lindsey Elias
Matt Kaplan
Corey Klar
Cary Shapiro
PaulaMarie Susi

## Resident Committee

Sheila Beafour
Krista Bettino
Rick Currie
Eric Dimitratos
Lindsey Elias
Irina Finkel
Naomi Geller
Matt Kaplan
Laura Katz
Scott Kessler
Michele Mathers
Susan Starker
Tony Thomas

**Don't miss the**
**Court Street Spectacular Street Fair**
**October 30, 2022 10:00 AM - 6:00 PM**

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## Meet Manny!

Name: Manuel Ventura-Mejia

Role: Porter

Years with the Building: 29!

Born in Dominican Republic

Manny has two sons, ages 24 and 17, and a daughter age 12.

He LOVES the Atlanta Braves and the Boston Red Sox. He also loves dancing! His favorite dances are Merengue, Bachata, and Salsa

"I just want to thank the tenants, the Board, and all my co-workers who have made me feel so welcome over the years. When I started, I knew very little English but I was always supported and included into the warm community here at 85 Livingston. I am very grateful for you all and to be a part of the staff." -Manny

## RENOVATION RESOURCES

Planning a renovation and want to know more about the building requirements? Check out our Renovations Infographic which can also be found on 85Liv.com

In this document, you will find:
- Detailed comparison of requirements for different kinds of renovations
- A checklist to make the process a little easier
- An important note regarding the engineer fee potentially associated with major renovations.
- You can find the Decorative (Minor Renovation) Agreement here
- You can find the Major Renovation (Alteration) Agreement here

## COMMERCIAL SPACE UPDATE

While businesses have expressed interest in the space it's a very difficult market and we have yet to secure a tenant. The space continues to be shown to potential renters regularly.

## In the Neighborhood

This month we will see the grand opening of a new restaurant across the street, **Next Stop Vegan!** They serve plant-based Latin comfort food, like vegan mofongo, empanadas, chimis, nachos & more. Their restaurant in Washington Heights gets excellent reviews on Seamless, Yelp & Happy Cow.

## Energy Scorecard




Our current building energy efficiency rating is grade C, which is a score of 68. This score takes into account not just the common areas, but apartment usage as well.

Reasons to improve our energy efficeiency:
- Local Law 97 stipulates fiscal penalties in the coming years if emmisions are not reduced
- Energy costs factor into maintenance



Please note: the mask mandate has been suspended

OCTOBER 2022