85

LIVINGSTON

News and Information



LOBBY RENOVATION

What's happening?

After the minor setback, we moved into the final phase of construction. Last week, the crew completed the lighting and ductwork servicing the passenger elevator area. They also completed much of the mailroom. The temporary walls are down and all elevators are fully operational again.

What's next?

We are working on punch list items with contractors while we wait for the vestibule glass, furniture, and remaining millwork for the mailroom.

Please refer to the complete lobby update for further details.

PETS OF 85 LIV

Pets of 85 Liv, a subgroup of our Resident Committee, has a few fun ideas and would love for your participation and/or help.

…this could mean helping to coordinate a fun, annual pet activity (Pet Halloween costume party, anyone?)

….or help set up a pet networking group for pet sitters, late night dog walk buddies, etc

….or something that we haven't even thought of yet!

To learn more, email 85LivPets@gmail.com or reach out to Krista Bettino on Facebook.



Board Members

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

Resident Committee

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

Congrats to Jared!

Please join us for a big congrats to our AKAM building manager, Jared Zelin on his recent marriage!
We wish you many years of happiness!



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Meet Miguel!

Name: Miguel Montalvo
Role: Superintendent
Years with the Building: 24 years!

In 1999, he started working at our building as the chief handyman and then became our superintendent in 2008. Miguel has a wealth of knowledge and is also licensed in many key technical areas, which has helped our building significantly during some challenging times: plumbing, electricity, heating, boilers, etc.

Miguel has seen incredible improvements and changes in the building over the last 24 years, but especially during these last 2-3 years. He believes the recent upgrades, renovations and capital improvement projects will only further enhance our building's appeal and add value to the shareholders apartments. Miguel has a daughter who currently lives with him. On weekends, he likes to spend quality time with his daughter and her mother socializing and enjoying the city. Also, Miguel is a huge fan of ALL NY teams and smiled when he said he didn't want to commit to any one team in particular.

CAPITAL ASSESSMENT

On the next page you will find a breakdown of the current Capital Assessment and the projects we currently plan to complete on the coming years. This assessment is specifically intended to modernize the building and increase shareholder value. Projects currently underway include Lobby Renovations, Local Law 11, Mail Bulkhead and Roof Replacement, Boiler Replacement

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

14 Columbia Pl | Brooklyn, NY

Cloudy Donut is a 100% vegan, small-batched, gourmet donut shop located in Baltimore, MD and Brooklyn Heights, NY. Our products are dairy free as they exclude any animal products and by-products.

We value community and inclusivity and look forward to serving you and yours soon! DoNUT forget to look up and look out for our Cloudy Donuts!

FALL RIVER FISHING



A big congrats to our resident Zuzanna Szadkowski who starred in Fall River Fishing, a play that she also wrote! Timeout New York called it one of the 30 Best off-broadway shows to see in Spring 2023!

The play ran through March 9 at The Connelly Theatre, 220 East 4th Street, New York, NY

Some of our residents enjoyed the show together!



85 LIVINGSTON
Capital Assessment Plan
2022 - 2031

Why do an assessment?

We know that adding an assessment will be a burden for many shareholders, however, if you review the list of projects that we need to complete we hope that you'll see how necessary many of these are, and how important making capital improvements will be for everyone.

For specific questions regarding these projects please email 85Livingston@AKAM.com for more information.

PHASE 1 (2022 – 2026)	% of overall PHASE 1 assessment cost	
Local Law 11	23%	✓
Lobby Renovation	21%	↗
Main Roof & Bulkhead Replacement	19%	!
Hot Water Pump	8%	✓
Ventilation Ductwork Liner Application	5%	✓
Gym	5%	↗
Submetering	5%	✓
Ventilation System TAB	3%	✓
Hot/Chilled Water Loop Pump & Space Pump Replacements	2%	✓
Fire Stopping	1%	✓
Localized Valve Replacement	1%	✓
Corridor Air Supply Unit Replacement	1%	✓
Cooling Tower Loop Pump Replacement	1%	✓
Plumbing Work (Section 9)	1%	✓
Install Refuse Chute Exhaust Fan	<1%	✓

↗ A primary goal of the project is to increase shareholder value and improve quality of life

✓ A primary goal of the project is to comply with local laws and environmental regulations and to avoid fees in the future

! A primary goal of the project is to avoid any disastrous consequences or unnecessary injuries.

At five years, the remainder of projects will be reviewed, and a new assessment will be adjusted, as necessary.

PHASE 2 (2027-2031)	
Window Replacement	↗
Commercial Space Roof	!
Apartment Entry Door Air-Sealing	✓
Boilers and Boiler Feed Water Unit Replacement	✓
Centrifugal Chiller Replacement	✓
Roof Deck	↗

PHASE 1 (2022 – 2026) → **PHASE 2 (2027-2031)**

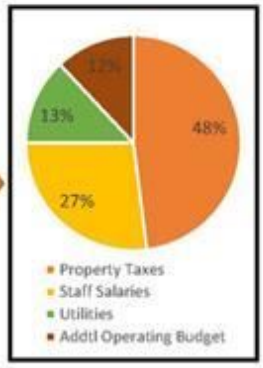
Note: Projects may fall into more than one category; we've chosen to highlight the top category for each

85 LIVINGSTON
Capital Assessment Plan
2022 - 2032

Frequently Asked Questions

How do I know what I'm going to have to pay starting Jan 1, 2022?
You should receive details along with this document. If you have any questions, please contact 85Livingston@AKAM.com for clarity.

Where does my maintenance go?
Maintenance goes toward taxes, staff salaries, utilities, and additional building operating costs. Maintenance increases are caused by increase costs in these buckets; not in the addition of an assessment. Assessments are limited in scope to a specific project, purpose, or timeframe.



Will this assessment be on top of the current assessment?
Yes. The current assessment will be in place until we get a tenant for the commercial space. Once a tenant is secured and begins to pay rent the current assessment will cease.

Why do we have to do this assessment now?
Many of these projects are long overdue and prices will only go up.
This assessment will cover a large quantity of improvements throughout the building.

Do I get a discount if I pay my assessment upfront?
Yes. More information is included with the breakdown of your personal assessment costs.