85 LIVINGSTON

News and Information

LOBBY RENOVATION

What's happening?

We're in the home stretch! In the last month you may have noticed the addition of new furniture, area rugs, and plants which have added a warmth and sophistication to the space. We continue to work on all of the finishing touches to the space in the coming weeks.

What's next?

The board is pricing out a plan to renovate the area behind the lobby (near Miguel's office and the old mail room). This will be to continue the board's goal of providing more amenities for residents to increase shareholder value and enhance the overall living experience in our building. The plan is to build a gym for residents and a lobby floor bathroom.

We are pleased to hear so much positive feedback regarding the lobby furniture and happy to see people using the workspace. We have some more items to continue enhancing our public spaces. Keep an eye out!

BYLAWS AND PROPRIETARY LEASE

As discussed at the annual meeting, the board has been working hard to update the bylaws and proprietary lease of our building to modernize the language. Currently, the measure cannot move forward as many residents have yet to submit their votes.

Please fill out the proxy form that was sent out. The proxy forms can also be obtained from the concierges. Your vote is essential to update our bylaws and proprietary lease. If you need more information, please email management or the board

Board Members

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

In the Neighborhood



L'Appartment 4F

115 Montague Street
in Brooklyn Heights

Featured in the
NY Times article:
What Are People in
New York Lining Up for Now?

TIP: Pop over in the early afternoon during the week to avoid lines!

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LIVINGSTON

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Meet Ettan (Sean)!

Name: Ettan Itwaru (Sean)
Role: Concierge
Years with the Building: 8 years

Ettan (Sean) Itwaru is 37 years old and has worked in our building since 2015. He enjoys working as a doorman because he gets to meet and interact with so many residents and diverse personalities. Sean is dedicated to his job and has high regard and respect for its responsibilities. He said maintaining a safe and secure environment is his number one priority. He added that he always makes an effort to be helpful.

Sean has a five year old son named Keshav who will be entering 1st grade in the fall. Sean loves basketball, biking and especially all nature/outdoor related activities. He likes long walks in parks and the outdoors, which gives him peace and clarity when he gets stressed.
He also enjoys working out to maintain his health.
Sean has an AA degree in accounting and has also completed 23 of the 32 union classifications.

WHERE TO WATCH THE MACY'S FOURTH OF JULY FIREWORKS

A beloved New York City tradition since 1976, the Macy's 4th of July Fireworks are back for 2023 with a dazzling show. It's one of the best events to celebrate the 4th of July in NYC.

CLICK HERE TO LEARN MORE

In the Neighborhood



Walt Whitman Park

"A great city is that which has the greatest men and women,
If it be a few ragged huts it is still the greatest city in the whole world."

This park honors Walt Whitman (1819-1892), poet, journalist, and native New Yorker. Whitman's vision of an optimistic and self-reliant America surpassed traditional Victorian boundaries and influenced later free thinkers.

The City acquired this land in 1945 and transferred title to Parks in 1954. That same year, another local law named the park for Walt Whitman in honor of the centennial publication of Leaves of Grass

Cadman Plaza E,
Brooklyn, NY 11201

CAPITAL ASSESMENT PROGRESS

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.

PHASE 1 (2022 – 2026)		% of overall PHASE 1 assessment cost	
Local Law 11	COMPLETE	23%	✓
Lobby Renovation	FINAL STAGES	21%	↗
Main Roof & Bulkhead Replacement	COMPLETE	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	COMPLETE	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	✓
Chiller Upgrade	✓
Roof Deck	↗

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

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

LOBBY POLICY REMINDERS

WE LOVE YOUR PETS BUT PLEASE DO NOT ALLOW THEM ON THE LOBBY FURNITURE



IN THE MAIN LOBBY AREA, FOOD AND DRINK ARE NOT PERMITTED.



IN THE MEETING SPACE, DRINKS WITH CAPS OR LIDS ARE PERMITTED.



JULY 2023