

# 32 GRAMERCY PARK SOUTH HIGHLIGHTS

June 2012

## IMPORTANT NOTICE

- The **Annual Shareholders' Meeting and Director Elections** will be held on Wednesday, June 27, 2012 at 7:00pm at the Brotherhood Synagogue, 32 Gramercy Park South.

This is your opportunity to be heard. Whether or not you plan to attend, **please remember to vote**. You can vote yourself by Proxy or assign your Proxy to a friend or neighbor to vote on your behalf. There will be a box in the lobby to drop your proxies. For more information, contact Managing Agent Victor J Kavy at [vkavy@greenthal.com](mailto:vkavy@greenthal.com).

## BOARD NEWS

- Barring any unforeseen circumstances, the first elevator will be finished by mid-June. The second elevator—and the task of programming the two elevators to work in tandem—should be completed by August 1.

In the meantime, the resident manager will be providing shareholders with advance notice of move-ins and move-outs to minimize inconvenience while we operate with only one elevator.

A note of thanks to all our residents for their patience, fortitude and cooperation during the inconvenient, but essential, renovation of our elevators. We are grateful to each and every individual who made “Keep Calm and Carry On” their motto over the past few weeks.

- The roof deck project is on schedule. We are hoping the new roof will be open in late June. The weather has been exceptionally nice...and to have the roof closed has been a bit of a drag, so we hope the roof-deck-in-progress images below will show how much has already been accomplished and how close we are to a summer of sybaritic splendor.



- The NYC Department of Buildings (DOB) requires that facades on all city buildings higher than six stories be professionally inspected every five years. The report on 32GPS has been completed and our building was classified as safe, with minor repair and maintenance items which must be completed by December 31. This matter was given over to AMR Engineering.

- Employee procedures and training have been provided to enhance the professionalism of our excellent staff.
- Some new shareholders are having difficulty finding insurers who are willing to list the co-op and the management company as “additional insureds” on their homeowners’ policies. Resident Manager Victor Kavy has been asked to provide information on carriers used by other shareholders to anyone having difficulty finding an amenable insurer.
- If you’re interested in upgrading, apartment 15J is on the market. (If you’re selling your apartment and it’s not listed here, we apologize. Please leave a note with the doorman or send an email to [32gpsboard@gmail.com](mailto:32gpsboard@gmail.com).)

### **FYI**

- **Mad. Sq. Kids.** Gramercy Park will always be our #1 favorite recreational spot, but for families with kids, Madison Square Park runs a close second. Its Conservancy offers Mad. Sq. Kids, a free program for children that includes a Summer Concert Series, Art in the Park, Kids Fest and Mad. Sq. Kids EXPLORE. For further information, visit [www.madisonsquarepark.org/kids](http://www.madisonsquarepark.org/kids) or call (212) 325-2101.
- **Jonesing for a Sausage Sandwich?** Your wait is over. The Third Avenue Spring Fair will occupy Third Avenue, from 14<sup>th</sup> to 23<sup>rd</sup> Street, on Sunday, June 3.
- **Looking for a Great Summer Read?** Check out Russell Shorto’s *The Island at the Center of the World*, an epic tale about the 17<sup>th</sup>-century Dutch settlement on Manhattan. It’s a triumph of scholarship, filled with surprises, and offers the pace and thrills of a first-rate adventure novel.
- **A Reminder.** If you would like to receive *Highlights* by email as a .pdf attachment, please send an email with your name, apartment number and email address to [32gpsboard@gmail.com](mailto:32gpsboard@gmail.com). Your information will not be shared with anyone else; the only mail you’ll receive will be the monthly issue of *Highlights*; and you can opt-out at any time.

### **Q&A CORNER**

***Q. I understand that there will be some inconvenience while the elevators are being upgraded, but I think there’s an unfair burden on families with little children...especially on the upper floors. The main problem: the one elevator dedicated to the residents is frequently taken over by construction crews. Is there anything you can do about this?***

A. The resident manager has talked to all the contractors in the building, reminding them that they must strictly limit their use of the elevator to two round trips per day. If you urgently need the elevator (as in the case of an emergency), you should call the front desk at (212) 473-2988—or text Jorge Camus at (917) 589-7184—and the resident manager himself will commandeer the elevator and pick you up.

***Q. What’s up with the scaffolding on Third Avenue, at the back of our building?***

A. The short stretch of scaffolding between La Follia and the Sprint store has been erected by our neighboring building (151 East 19<sup>th</sup> Street) while necessary repairs are made to its exterior.

