

32 GRAMERCY PARK SOUTH HIGHLIGHTS

March 2012

BOARD NEWS

- Our resident manager, managing agent and the building's engineering firm are looking for ways to increase the airflow throughout the building to foster better circulation and mitigate some of the noise-related problems reported by some residents.
- The Department of Buildings has approved the permit for our roof-top renovation. Construction will commence in mid-March. Our contractor, Al Terry Design & Construction, specializes in roof decks and garden environments.

If you're interested in viewing an Al Terry project similar to our own, browse the gallery at <http://www.chestercourt.com/photo-gallery/roof-deck>. This handsome roof garden, built for Chester Court, the elegant pre-war co-op at 201 East 89th Street, was completed—on time and on budget—in August of last year.

- We are moving along on the elevator modernization project and expect to begin work in early summer. The Board has authorized the purchase of a simple bench to be situated in front of the glass screen, to accommodate people waiting for the elevator in the lobby. A guide to “elevator etiquette” will be distributed with simple strategies for minimizing inconvenience during the period in which elevator service is interrupted.
- Management will explore the viability of delivering Verizon FiOS digital TV, internet and voice services to the building. Our current bulk-rate contract with Time Warner Cable will expire in June 2013.
- If you're interested in upgrading, the following apartments are on the market: 2F, 2M and 12M. (If your apartment is on the market and it is not listed here, we apologize. Please leave a note with the doorman or contact the editor at 32GPSboard@gmail.com.)

FYI

- **Demand for Manhattan Co-ops Up, Bucking National Trend.** On February 28, the *Wall Street Journal* reported that U.S. home prices ended 2011 at the lowest levels since the housing crisis began in mid-2006. During the fourth quarter, prices nationwide fell 4% year-to-year.

In Manhattan, however, demand for residential real estate (i.e., co-ops, condos and townhouses) increased as inventory hit a three-year low in December 2011, according to a recent report from CitiHabitats. Contracts for co-ops were up 19% from last year. Studios and 3+ bedroom sales, in particular, nearly doubled in the past year.

- **For Young Film Buffs.** The New York Children's Film Festival, now in its 15th year, is offering 100 new movies, opening and closing galas, filmmaker Q&As, workshops and special events in March for film enthusiasts age 3 to 18. For more information, visit <http://www.gkids.com>.

- **Meet the Super.** Our new resident manager, Jorge O. Camus, comes to us from The Colony, a 500-unit, 32-story, luxury high-rise co-op in Fort Lee, New Jersey.

Don't let his youthful good looks deceive you. Jorge brings with him many years of experience as a superintendent and a strong background in plumbing, carpentry and electrical and mechanical systems—all of which are exceptionally important in a venerable building like 32 Gramercy Park South.

Jorge will be working closely with Victor J Kavy, our senior account executive from Charles H Greenthal, to address all aspects of management and maintenance for our building.

Jorge and his wife, Monika—who is an executive assistant to the EVP of programming and acquisitions for TV Land—are the proud parents of 13-year-old Madisyn Alessandra Camus and Jorge Enrique Camus (“Jorgie”), who is 2 years old.



- Please join us in welcoming two new members of staff to our building: **Jacques Mondésir**, Porter, and **Jose Guerrero**, Relief.
- **Drowning in Paper?** Several shareholders have asked if the Board could make arrangements for a mobile shredding van to visit our building for a few hours one day this spring, so that residents can safely dispose of sensitive paper receipts, files and records.

Two questions:

- 1) *Are you interested in participating in a community ShredFest?*
- 2) *If your answer is “yes,” would you prefer the shredding service be available on a weekday or Saturday?*

Please let us know your preferences via email to 32gpsboard@gmail.com or in a note addressed to “32GPS Board” and left with the doorman.

- **The First Pirate of Wall Street.** One of the most notorious privateers in history, William "Captain" Kidd was the son of a Scottish minister. He married one of the wealthiest women in New York and became an elder of Trinity Church...before he was hanged as a pirate in 1701.



Kidd's stately home (*in the image at right*) stood at the corner of Pearl and Wall Streets. Today, Pearl Street is situated several blocks west of the East River.

