

32 GRAMERCY PARK SOUTH HIGHLIGHTS

May 2011

BOARD NEWS

- Our elevator consultant, VDA, reviewed the bids from prospective contractors on the total elevator overhauls and chose the top two, in terms of price, reputation and ability to expedite the total refurbishment of our elevator machines and cabs.

After separate interviews with the Board, both elevator companies were invited to revise their respective bids and present final numbers. We subsequently selected Century Elevator, the lowest bidder with the best qualifications.

Because of the time it takes to engineer and produce the equipment, it appears that August is probably the earliest start date for the overhaul of the elevators...with a target completion date before Thanksgiving. A preliminary sketch of the cab interior is attached. We're currently in the process of selecting the materials.

- Our side-yard fencing, columns and gas lamps are in place and workers recently installed security hardware, including locks and a panic bar on the east gate. Designed to serve as an exit for residents in case of an emergency, the panic bar will also help keep outsiders out.
- The Board is awaiting bids from contractors for new roof probes to confirm the ability of the existing slab to support the load of a new roof deck.
- Roof access hours have been changed to 8:00am-11:00pm (from 7:00am-11:00pm) to accommodate a change in the porters' hours.
- We'll be replacing the tattered lobby floor runners shortly. We've also been in touch with vendors to find a way to refinish the mailboxes without taking them out of service for more than a day or two.
- House Rules 25 and 26 have been amended as follows [changes in bold italic].
 - ♦ **25.** Moving and/or deliveries must be scheduled with the building superintendent. Deliveries will be permitted Monday through Friday, except Holidays, between the hours of 10:00 a.m. and 4:00 p.m. All moving and/or deliveries of furniture or large items must be done through the basement and not through the lobby of the building ***and must follow the procedure for large item deliveries.***
 - ♦ **26.** A move in/out deposit of \$400.00 and a non-refundable move-in/move out fee of ***\$750.00***, payable to 32 Gramercy Park Owners Corporation, must be submitted to the managing agent at least five-days ***before*** the scheduled move. In addition, a one million dollar (\$1,000,000.00) certificate of insurance for the moving company must be provided naming the Corporation and the managing agent as additional insured for the move.
- Our building has joined the Gramercy Park Block Association.
- If you're interested in upgrading, the following apartments are currently on the market: 3D, 10H, 11B, 11M, 12E, 12J, 13F and 18C & 18E.

FYI

- **It's a date.** The Annual Shareholders' Meeting and Director Elections will be held on Monday, June 6, 2011, at 7:00pm at the Brotherhood Synagogue, 32 Gramercy Park South. If you're interested in running for a seat on the Board, please send a brief biography by regular mail to: Charles H. Greenthal, 4 Park Avenue, 3rd Floor, New York, NY 100016, ATTN: Barbara Berrisford. You can also send your bio by email to bberrisford@greenthal.com or leave a sealed envelope addressed to Barbara Berrisford at the front desk by May 2, 2011.
- **What's up with Truffle?** If your apartment overlooks Third Avenue and you're sleeping soundly on Thursday, Friday and Saturday nights, it may be because Truffle — the bar masquerading as a restaurant — is currently closed. Our complaints to the New York State Liquor Authority (SLA) about Truffles' use of DJs and other violations, including serving liquor after midnight, were heard and action was taken! Truffle has given its liquor license to the SLA for "safekeeping" until the two partners decide what to do next.
- **Did you know...?** The twin iron lanterns at the gate of the beautiful house at 4 Gramercy Park North signify that a mayor lived—or had lived—in the house. In this case, it was James Harper, mayor of New York (from 1844 to 1845) and founder of the Harper publishing house.

IN THE NEIGHBORHOOD

WHEN	WHAT	WHERE
Sat, May 14 at 6:00pm	A Coupla Quickies: An Evening of Short Films About New York	School of Visual Arts SVA Theatre, 333 West 23 Street
Fri, May 15 at 1:00pm	Kids 'N Comedy	Gotham Comedy Club 208 W. 23rd Street
Tues, May 17 at 6:30pm	13 th Precinct Community Council	230 East 21 st Street (between Second and Third Aves)
Every Tues and Thurs at 6:15am	Oval Fitness Running Club	Oval Fitness 532 East 20 th Street
Every Tues through Sat, from 9:00am to 5:00pm	Theodore Roosevelt Birthplace	28 East 20th Street, (between Park Avenue South and Broadway)
Every Mon and Wed at 6:00pm	Silent Zen Meditation Sessions	Karpas Health Information Center 311 First Avenue
Every Sat at 2:00pm	Free Union Square Walking Tour	At the statue of Abraham Lincoln (16 th St transverse, Union Square)
Every Sun at 11:00am	Free Flatiron Walking Tour	Madison Square Park (at 23 rd Street and Broadway, by the statue of Seward)
Every Sun at 1:00pm	Jazz for Kids	Jazz Standard 116 East 27 th Street
Every Sun at 2:30pm	Free Children's Storytime	Barnes & Noble 33 East 17th Street
Every Sun at 3:00pm	Free Kids Magic Shows for Kids	Abracadabra 19 West 21 st Street





Consultant

Conclusions

General Contractor

No.	Date	Revision
D	04/04/11	Schematic Properties

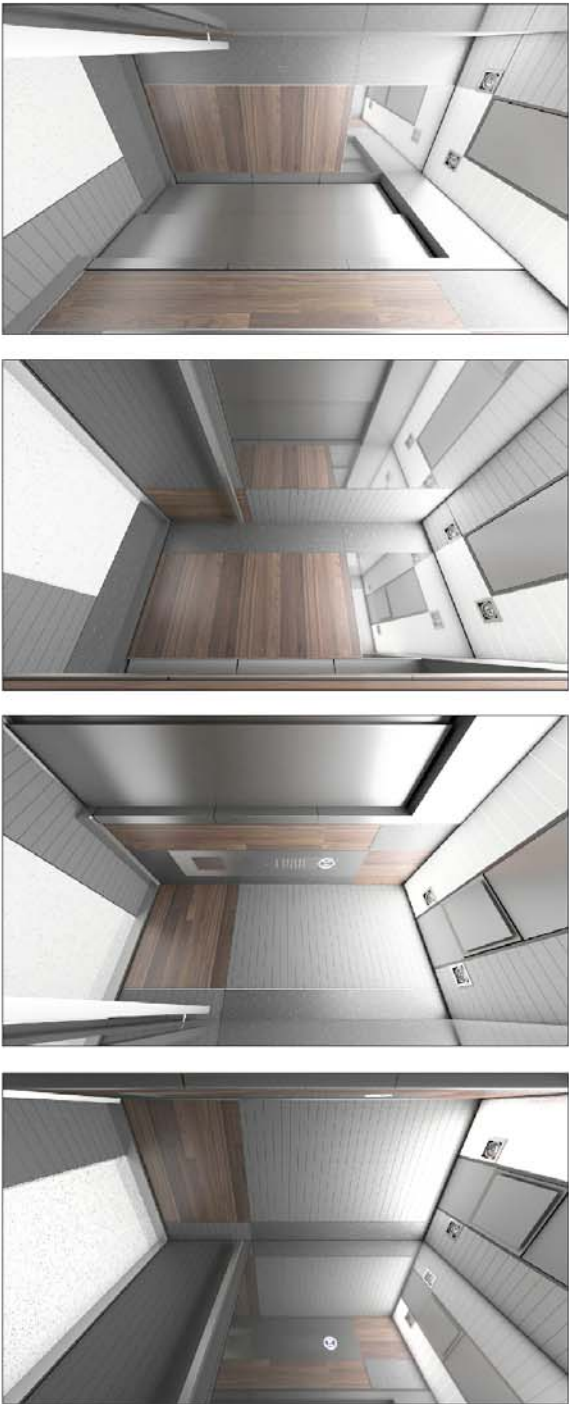
32 Gramercy Park South
Side Yard
New York, NY 10003

Grade	Job No.
10	10905

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ELEVATOR OPTION 1

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1 OPTION 1