

BAY CLUB NEWSLETTER

March 2026 Issue – Alyssa Rosenbaum – Editor & Board Treasurer

MANAGEMENT

As always, we thank the residents for making and keeping the Bay Club a nice place to live. Management is always here to help.

The Management office is open from 9am-5pm Mon-Fri and can be reached at 718-631-5214.

Michael Brennan is the General Manager of the Bay Club

WITH APPRECIATION

The maintenance crew's dedication during the snowstorm has been nothing short of remarkable. While most of us sought shelter from the harsh weather, they were out in the cold—clearing paths, safeguarding our facilities, and keeping everything running when it mattered most. Their resilience, teamwork, and commitment ensured that our community stayed safe and operational through the worst of the storm. We deeply appreciate their hard work and the pride they bring to their roles every day. Thanks to Bobby and Nelson for steering the ship and coordinating with Mike Brennan to ensure everyone's safety.

Also, special thanks to Allen Sneed and his Elite Team that weathered the storm and got here to make sure that the club was operating.

PROJECT UPDATES

In the past few years, we have completed a tremendous number of projects on the property. This includes the major garage resurfacing, our every 5-year façade project mandated by NYC, the outside sidewalk paver replacement, and the tennis court resurfacing. Last year, we completed the renovation of the leisure club bathrooms and sauna.

This year, the projects have slowed down somewhat, but there is always something to be done to maintain and improve the building. For 2026, the major undertaking planned is the renovation of the Leisure Club reception area. Due to the unusually harsh winter, the project start date has been delayed since entrances to the club will be closed off and members will need to walk outside during certain times. We will provide updates as the starting date approaches.

Other projects on the horizon:

- Those residents that park on the SC level saw the great painting job that the Bay Club staff did. This Spring, we will be painting the C level in both the East and West Garages.
- This Spring, we be installing a new heating ventilation system for inside the pool enclosure. This will keep the air warm and comfortable in the winter months and also remove the humidity all year.
- The splash pad flooring will be resurfaced in time for the Summer
- Due to many complaints about dirty/brown water, we will be installing a filtration system on domestic cold and hot water. DEP, the city agency responsible for this has flushed the area water mains a

few times, but this has not resolved the problem. Although the City requires that we clean and sanitize the roof holding tank annually, we will be servicing them more often.

- We will be installing Bulletin Boards on each floor near the elevator banks. This will avoid having flyers strewn all over the mantle.
- Since many of our current transformers are very old and inefficient, we are implementing a program to begin replacing the transformers over the next several years. The transformers supply electrical power to our apartments.

As we do each summer, we are replacing selected pipes and valves that the maintenance staff believe are at the end of their useful lives. As with all of these projects, the mechanical parts installed are generally superior to what we have now.

If you notice any potential maintenance problems, please call the maintenance office or management office.

Eddie Barra – Board President and Maintenance Committee Chairman

SECURITY

Courtney Ramcharitar who served as the Director of Security for the past several years tendered his resignation effective December 31, 2025. A replacement has been selected and started on March 2.

The Security Guards will soon be implementing the Heliaus Security Patrol system which is intended to increase efficiency. The system will work through the cell phone to record and report incidents and building issues (e.g. lights out) thus streamlining and automating the process. Security guards will have the ability to record incidents as they patrol the building instead of waiting to return to the office to file a report. The system can analyze site data to determine visit schedules, zone priorities and required activities, thus reducing missed patrol incidents. We have purchased a basic platform and if it proves to be successful, we can look into additional features such as visitor and vehicle management.

LEISURE CLUB

Effective January 2026, Ryan Gim is the new assistant manager of the Leisure Club. He replaces Evan Stafilius who is moving into a corporate position at Elite Amenity Management. We wish both of them well in their new roles.

The addition of the Golf Simulator has been a tremendous success. Members can sign up to reserve a time through the App. A member is allowed only one reservation per day. In addition, the Board has voted to allow members to bring in one guest to a member's session.

The Bay Club app has been live since the end of November 2025. The app gives you quick and easy access to various leisure club amenities from your phone. As a club member, you can use the app to:

- Sign up for club events
- Register for fitness classes
- Reserve time on the golf simulator
- Book tennis and pickleball courts

All members are welcome to download the app. If you need assistance, please come to the front desk. For any questions regarding the Leisure Club, please call Reception at 718-229-7766.

EVENTS COMMITTEE

The Events Committee has worked tirelessly to plan events that will attract a more diverse audience at the Leisure Club while also spending our set aside entertainment budget wisely. Please keep in mind that the greater the attendance, the greater the revenue and therefore, the better the events can be.

Below is a list of upcoming events for the next few months:

March

Motown Live Show – March 7
Irish Dancing – March 20

April

Easter Egg Hunt - TBD
Les Degen & Friends – Live Music and Comedy Show featuring tunes from the 60s and 70s – April 25

May

Mellow Blues Band – TBD
Trivia Night – TBD

June

NYPD Band – TBD

July

Independence Day BBQ – July 4
JayCee Driesen presents Barbra Streisand Show – July 24

Events in Planning Stage

Poker Night	Silent Auction
Golf Tournament	Raffles (Tickets/TV/Etc.)
Ping Pong Tournament	Pickleball Tournament

These are just a few of the many ideas that the Events Committee is working on. The Committee welcomes suggestions for other types of events.

Guest Policy Reminder – One unit owner from each apartment (A member) receives \$100 of guest passes. Each guest entering The Club must be signed in by a Unit Owner and is given a wristband. Unit owners may bring in up to 4 guests each day.

A special thanks to Allen and Ryan and their hard-working team that helps organize and make sure these events and The Club run properly.

Judy Bergtraum, Board Vice-President and Chair of Events Committee

FINANCE COMMITTEE

Our auditors have been working diligently to complete the financial statements for the fiscal year ending October 31, 2025. A draft should be forthcoming shortly for review by the Board and Finance Committee.

The finalized Financial Statements will be presented to the unit owners at the Annual Meeting on May 5, 2026.

Since the Bay Club's insurance policies are up for renewal in June, the Board is taking all steps to keep the renewal premiums as low as possible.

Gary Kerner, Board Member and Alyssa Rosenbaum, Treasurer - Co-Chairs of the Finance Committee

LANDSCAPING

Prior to the New Year, the Bay Club's contract with Brightview was renewed. We were able to agree to a contract with minimum increases without sacrificing any change in services. They have also recommended that we consider a tree trimming proposal. Since many of our trees have not been trimmed for a few years and definitely need it, we will consider Brightview's proposal and compare it to proposals we have received from other companies.

All of our tulip bulbs have been planted and we are anxiously awaiting the warmer weather to see them bloom. We have discussed our summer planting program and will continue to plant flowers which will enhance the front entrances, the two traffic circles and the back deck as we have done in the past.

Bob Saunders – Board Member and Landscaping Committee Chairman

TECHNOLOGY

With the help of our Board Member, Julius Kim, we will be unveiling a new updated website www.bayclubcondo.com. This new website will provide links to Building Link and Mind and Body for a more integrated flow. Stay tuned for further details.

Julius Kim and Yacov Pshtissky – Board members and Technology Committee Co-Chairs

SAFETY FIRST & BAY CLUB ETIQUETTE

There are many safety issues that a building of this size needs to focus on.

- All cars have been fitted with security stickers. This has allowed us to prevent unauthorized cars from parking on our premises. Speed bumps were also installed at various points on the property. Please observe the speed limits on the property, 10 mph for exterior roadways and 5 mph for parking lots. Please do not stop your cars in undesignated places in the garage to pick up or discharge passengers, especially by the elevators. This is a safety hazard and is subject to a fine. Similarly, do not leave your car in the 10 or 15 minute parking zones for hours. The enforcement has stepped up and several cars have recently been booted. When you park in the loading zones (10 minute space), park close to the wall so you do not block other drivers from navigating the garage.

- When you enter or leave the property by foot, use the pedestrian gates. Do not wander into the car lanes. Anyone not having a key to access the pedestrian gate, may obtain one from the management office.
- Terraces should not be used for storing household belongings (appliances, coolers, bicycles, storage boxes/containers, etc.) Additionally, laundry/clothing items are not to be placed on the terrace. Further, no items are to be draped over or hung on the outside of terrace railings as they can become airborne during windy conditions and fall, which may result in personal injury or property damage. Lastly, there is NO smoking allowed on terraces.
- Residents should be mindful of the time when using the washers and dryers. Do not leave clothes unattended for hours since your neighbors are also waiting to use the machines. After you finish using the washing machines, leave the washer doors open to help dry the machines out. This prevents mold from forming inside the machines, which will ruin your clothes.
- The carts in the lobby area are a convenience for all residents. After you have used the cart, please return it to the lobby so that they are available for others to use. Do not leave them in the elevator banks etc.

Yacov Pshtissky – Board member and Security Committee Co-Chair

COMMUNITY UPDATE

Some of you who face the upper level of the Bay Terrace shopping center parking lot may soon hear the hum of drilling when Cord Meyer Development breaks ground on the construction of several 5-story Class A rental apartment buildings totaling 145 units. Development will take place on currently underutilized upper-level parking areas off 26th Avenue. The apartments will include a mix of one, two and three bedroom layouts. Amenities will include rooftop terraces, resident lounges and a clubhouse to support work-from-home flexibility. This project reflects a growing trend where mixed-use environments are redefining how people live, work and gather. Construction is expected to last about two years.

NEWS FROM YOUR NEIGHBORS

It is with a deep sense of sadness that we report the passing of our dear neighbor and friend, Arthur Lehrer. Arthur and his wife, Ruth, had recently celebrated their 75th wedding anniversary.

On the bright side, we are happy to report that Ella Relis of the West Building will be celebrating her grandson's wedding on Memorial Day. Also, from the West Building, Hadassah Miles is looking forward to celebrating the wedding of her grandson on August 1.

Lastly, Phyllis and Nick Ferrandino of the West Building are delighted and proud of their granddaughter becoming an OBGYN at Winthrop Hospital.

This section hopes to bring out stories of joy, hope and happiness from our neighbors. We encourage all Residents to tell us about your milestones – engagements, weddings, anniversaries, births, trips, etc. Please submit them to **Melissa C. Berkowitz** at melissabk@nyc.rr.com so they can be incorporated into future newsletters.