

**Date:** July 7, 2006

**From:** IHTA Board

**To:** Members

**Via:** Door Drop, Glass-Case Posting, Web Posting

**Subject:** Newsletter

Dorothy Davis, Chair  
Graham Cannon, Vice Chair  
Renato Folla, Vice Chair  
Frank Farance, Secretary  
Geoffrey Kerr, Treasurer

Paul Doganges, Director  
Lee Edelman, Director  
Owen Johnston, Director  
Mark Tannen, Director

**LUCIDO EXTENDS LOI UNTIL JULY 30th  
NEGOTIATIONS WITH RIOC CONTINUE  
RAND TO INSPECT 40 APARTMENTS  
NEED MONEY TO PAY LAWYER AND RAND  
JULY 20: HURRICANE PREPAREDNESS MEETING AT GOOD SHEPHERD  
IHTA BOARD AND MEMBERS' MEETINGS ON SUMMER SCHEDULE**

————— **Executive Summary** —————  
**WE CONTINUE MOVING AHEAD!**

The last month has involved continuing negotiations with RIOC. Although an agreement has not yet been reached, there continues to be movement in that direction. In fact, we are currently waiting for a response from RIOC concerning our last proposal about ten days ago. The main point that we would like you to know is that RIOC has made it clear that they share our view that there will be a successful outcome for the tenant conversion of Island House.

Meanwhile, we have received feedback from some tenants who are concerned that that renters are not protected under our letter of intent (LOI). This is not the case at all! If you read the LOI, you will see that renters are protected. In fact, during the LOI negotiations with Charles Lucido last January, the IHTA board first secured protection for renters before embarking on the discussion regarding potential buyers.

As a Mitchell-Lama building, the process of rent increases must still be approved by DHCR. If the owner chooses to remove the building from Mitchell-Lama, under our LOI agreement, the landlord cannot raise our rents beyond the rent guidelines board increases (4.25% for one year leases). Most importantly, the owner absolutely cannot raise our rents to market rates!

While we welcome any questions that you have, we may not always be able to answer them in an open forum or otherwise either because we don't have the answer or because of where we stand in the negotiating process. However, we will try to answer your questions as best as we can. Please send your questions to the IHTA reflector so that we can address them in our next newsletter: [ihta-board@islandhouse.us](mailto:ihta-board@islandhouse.us).

1. Lucido has extended the Letter of Intent until July 30th.
2. We're still a Mitchell-Lama building. The IHTA Board has also been informed by DHCR that there has been "no movement" by Lucido to withdraw us from the Mitchell-Lama program which he was entitled to do beginning June 29th.
3. Negotiations: IHTA Board has provided a written proposal to RIOC at their request. IHTA is waiting for their response. *[see details below]*
4. We need money! Despite good progress in staying current, our legal (\$56,000) and engineering (\$25,000) bills total \$81,000. Please continue to contribute at least an initial \$200 plus an additional \$50 per month. Your contribution now will be treated as a loan. Treasurer Geof Kerr will send promissory notes to each household in July. *[see details below]*
5. Rand and Engineering Survey: Rand will inspect 40 apartments starting July 17th as part of its ongoing

- report. This will include its asbestos investigation. *[see details below]*
6. Asbestos: RY Management is still waiting for DHCR to approve the report and certified laboratory tests that RY submitted for review and approval to DHCR regarding the asbestos in the building façade. Once approved by DHCR, bids will be solicited. Once Rand Engineering completes its own asbestos investigation, we will compare the results of both reports and determine what, if any, additional work will be required. *[see details below]*
7. Maintenance Committee: Warning: to enhance your security, keep apartment doors locked at all times and get renters insurance! The Maintenance Committee meets every Monday from 8 to 9 PM in the Island House Community Room unless noted otherwise via the maintenance E-mail reflector. Contact: [ihta-maintenance-chair@islandhouse.us](mailto:ihta-maintenance-chair@islandhouse.us) *[see details below]*
8. Westview: IHTA Board provides comparative information concerning the ongoing independent negotiations of Westview and Island House. *[see details below]*
9. Floor Captains Task Force: Renato Folla will contact Task Force regarding future meeting dates. Contact: [ihta-floor-captains@islandhouse.us](mailto:ihta-floor-captains@islandhouse.us) *[see details below]*
10. IHTA Special Events: Sharon Bermon, IHTA Special Events Coordinator, needs your ideas and volunteers for fundraisers. Contact Sharon via [ihta-board@islandhouse.us](mailto:ihta-board@islandhouse.us) *[see details below]*
11. Other News:
  - **IMPORTANT: Please attend the July 20th Hurricane Preparedness Meeting Co-Sponsored by City Councilmember Jessica Lappin at the Church of the Good Shepherd**
  - City Comptroller William Thompson's Office has issued a report on Mitchell-Lama properties that mentions Island House and Westview: <http://www.comptroller.nyc.gov>. Go to "press release" and search for Mitchell-Lama. It was issued on May 25, 2006. (see details)
  - Parking Passes at Motorgate available for guests on Sundays only available at RY Management Office *[see details below]*
12. Summer Board meetings: At the June 28th Board meeting, it was decided to only have meetings during July and August on an "as needed" basis. Tenants will be informed of these meetings three days in advance.

————— **The Details** —————

**1. EXTENSION OF LETTER OF INTENT:** The IHTA Board received a faxed letter from Charles Lucido on June 27th expressing his intent to extend the LOI for 30 days or until July 30th. We will continue operating in this manner until we have reached an agreement with RIOC and ESDC. Continual updates will be provided to the tenancy as movement is made in the negotiations.

**2. NEGOTIATIONS WITH RIOC:** At their request, the IHTA Board submitted a written proposal to RIOC on Thursday, June 22nd, containing a more detailed version of our verbal proposal at our May 24th meeting with RIOC's representatives, Paul Mas and Jay Neveloff. We are now waiting for their response.

**3. FUNDRAISING:** Please continue to contribute at least \$50 per month. We have only been able to pay Stuart Saft's law firm \$15,000 this year, and the present balance is approximately \$56,000 owed. We want to keep him as our lawyer at this critical time in the process. All contributions are being treated as loans, repayable from the proceeds of conversion of Island House to tenant-owned condos or co-ops. Think of your contribution as a savings plan that will pay you just when you want to upgrade and improve your newly purchased apartment! We will be reaching out to you through the board and the floor captains to discuss our urgent and ongoing needs.

**4. RAND AND THE ENGINEERING SURVEY:** In addition to the upcoming asbestos investigation, Rand will review 40 apartments in order to finish its survey. These apartments will be determined from the list of 114 apartments that participated in the questionnaire. If you did not participate in the questionnaire and would like your apartment to be considered for the Rand inspection, please send Frank Farance an e-mail at [ihta-engineering-chair@islandhouse.us](mailto:ihta-engineering-chair@islandhouse.us). A separate flyer will be distributed to the tenancy regarding this process.

The information IHTA has received from Rand is included in our negotiating process. It will help us determine the carrying charges once we conclude our negotiations concerning the ground lease and the PILOT.

**5. ASBESTOS:** One area of particular concern is the asbestos on the exterior of the building. While we have been assured by Rand and RY Management that it does not pose ANY HEALTH HAZARD AT THIS TIME, Rand will begin its Asbestos Investigation as part of its ongoing survey of the building.

**6. MAINTENANCE COMMITTEE:** Ed Lucas, Chair of the Maintenance Committee, reports:

- a. Façade specifications were sent by RY Management to DHCR on May 11th. Request for non-public bid was sent to DHCR May 19th. And yes, after 7 weeks, RY is still waiting for approval on both, calling regularly to request status.
- b. Security walkthrough findings are in draft at RY and will be delivered to the committee when finalized.
- c. Other safety/security tips:
  - Keep your doors locked.
  - Obtain renter's insurance
  - If you observe illegal activity (e.g., drug use) on the island, call 911. Be able to describe the offender(s) and location. Follow up with a complaint to 311.
  - If you observe smoking in the building common areas, notify the door station immediately. Describe the offender(s) and location.
- d. Servicing of air conditioning units has started and is done during the week. In July, service will also be available on Saturdays, July 8th, 15th and 22nd. Management will service a maximum of 2 A/C units. If you have more than 2 A/C units in your apartment (one A/C unit in a studio), you'll need to service those additional units yourself and also pay an extra cost of \$13/month/unit (annually) to cover the electricity costs.

e. Please put your garbage down the AVAC chute. Do not leave it on the AVAC room floor. A 4- or 5-gallon garbage bag filled to capacity will fit down the chute just fine. A 13-gallon kitchen garbage bag must be significantly underfilled and must be "finessed" in order for it to fit down the chute. Don't even think about the 33-gallon bags.

- f. Please instruct children to not play ball against the residential buildings or in the breezeways. Disruptions and window damage have already occurred. There are standalone walls that can be used instead.
- g. The Maintenance Committee meets every Monday from 8 to 9 p.m. in the Island House Community Room unless otherwise notified on the maintenance email reflector.

The Maintenance Committee summer meeting schedule will be meets every Monday from 8 to 9 p.m. in the Island House Community Room.

**7. WESTVIEW:** We wanted to address any misinformation that may be floating around Island House regarding the comparative stages in negotiations between Island House and Westview.

Westview does not have an LOI as yet. There is no agreement on price, nor, as yet, any provision or protection for renters. Neither they nor we have any ability to project the outcome of their negotiations. We have offered them any help we can as they formulate a strategy and, once they have an LOI in place, we look forward to working together with them on any mutually relevant areas.

**8. FLOOR CAPTAINS TASK FORCE:** The summer season has started and as the Task Force prefers to meet on weeknights instead of weekends, IHTA Vice Chair Renato Folla is determining a meeting date. Next meeting will most likely be in August. The Task Force is needed to assist in advocacy, fundraising and logistical efforts. WE NEED MORE FLOOR CAPTAINS. PLEASE JOIN. Send an email to [ihta-floor-captains@islandhouse.us](mailto:ihta-floor-captains@islandhouse.us) or drop your information at the door station for Renato Folla.

**9. PLEASE JOIN THE IHTA SPECIAL EVENTS TASK FORCE:** Sharon Bermon, IHTA's Special Events Coordinator, will send out a separate flyer regarding the activities of her Task Force. Sharon is open to new ideas and volunteers. Please send your ideas to Sharon via [ihta-board@islandhouse.us](mailto:ihta-board@islandhouse.us). WE NEED TO RAISE MONEY FOR THE WORK OF IHTA! PLEASE GET INVOLVED.

**10. SUMMER BOARD AND MEMBERS' MEETINGS:** At our June 28th Board meeting, we voted to only have summer meetings on an as needed basis. Tenants will be informed of those meetings at least three days in advance. The Maintenance Committee will meet every Monday, 8:00 to 9:00 PM in the Island House Community Room.

PLEASE PROVIDE IHTA WITH YOUR E-MAIL ADDRESS IF YOU WOULD LIKE TO RECEIVE NOTICES VIA E-MAIL: [ihta-board@islandhouse.us](mailto:ihta-board@islandhouse.us)

**HAVE A GREAT SUMMER!**