

120 BENNETT AVE.

Accomplishments 2024-2025

1. **FISP Completion** - Obtained a clean bill of health for our building facade, addressed all items that needed repair or maintenance, and have successfully completed the project.
2. **Package room repairs** - After an extensive vetting process, secured a qualified contractor who will begin work this summer.
3. **Secured trees from the city** - Successfully advocated to have the City plant 10 new trees and replace three dead ones in the front of the building. They will return to replace the tree guards later this summer.
4. **Landscaping plan** - Developed and implemented a new landscaping plan for the front of the building, including new decorative planters.
5. **Patio furniture** - Ordered new patio furniture for the back garden, elevating our shared space with a variety of coordinated, comfortable, and flexible seating options.
6. **Lobby floor improvement** - Removed excess carpeting in the lobby to better showcase our newly deep-cleaned art-deco terrazzo floors.
7. **Package room upgrades** - Implemented an Amazon Key system to streamline package delivery, secured the package room with a new key-pad lock, and extended package-room hours to 24-7 to provide greater convenience to shareholders.
8. **Building newsletter** - Restarted our first building newsletter in years, which featured profiles of new shareholders and building updates.
9. **Community forum guidelines** - Implemented new community forum guidelines to foster neighborly use of our online HOA Express listserv, and follow best practices for content moderation.
10. **Heat sensor adjustments** - Worked with Pepco and shareholders to adjust heating sensors, resulting in significant heat savings that balanced energy efficiency requirements with comfort.

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Goals 2025-2026

1. **New management company** - Select and vet a new management company for the building during summer 2025.
2. **Package room repairs** - Ensure the package room repairs go smoothly and are properly done.
3. **Landscaping & patio garden upkeep** - Prioritize care for our patio garden, including refreshing our policies for donated items and private reservations. With the help of garden volunteers, we will continue to beautify our landscaping in the front of the building and back patio.
4. **Decreasing carbon emissions** - Begin planning how we will comply with NYC's energy-related local laws 84 and 97 - which require us to track, benchmark and reduce our carbon emissions in order to combat climate change. We will evaluate how to apply for any funds provided by the city to help us comply with these requirements.
5. **Evaluate under-utilized building space** - Explore options for under-utilized space within the building, developing a strategic approach to maximize its value to shareholders.
6. **Building newsletter** - Continue the newsletter on a quarterly basis as a tool for transparency and community building.
7. **Composting education** - Improve compliance and peer education around composting.
8. **Preserve our building's character** - Explore continued efforts to help highlight and preserve the unique history and architecture of our art deco building.
9. **Plan capital improvements** - Proactively strategize how the building will manage our long-term capital needs.