

THE OLYMPIC TOWER TIMES

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A Word From the Board of Managers...

Dear Fellow Residents,

We apologize for the delay of our Spring newsletter, but we were awaiting the outcome of the contract negotiations covering all unionized residential buildings in the City (including ours). Fortunately, an agreement was reached and a strike was avoided. Subject to a ratification vote by the Union membership, we will have a *four* year contract instead of a three year contract.

The item foremost on everyone's mind, and rightly so, is the status of our corridor renovation project. Two mock-up sample corridors were built and rejected by your Board of Managers. It certainly was an excellent decision to build these sample corridors, because it clearly showed us that we should not to go forward with either of the two design choices.

Your Board is now actively interviewing three well know architects/interior designers. One is a resident in our building. The second designer was able to secure Melvin Dwork, the original architect for our building, as a consultant on the project, if this designer's firm were to be selected for the job. The third architect has a world-wide list of award winning projects.

As soon as the Board makes its final decision as to which design firm to retain, the project will proceed without further delay.

While no one likes delays, we are confident that the time being spent to stop and reconsider the designers, will, in the long run, best serve the interests of our building. Your patience is very much appreciated.

As always, we welcome your comments and suggestions in order to further improve our building.

Sincerely,
Fred G. Peelen

Fred G. Peelen,
President, Board of Managers

Air Conditioning Project Proceeds...

Sparks were flying, literally (not figuratively) as our air conditioning project got underway. Corroded condenser water pipes, valves and strainers were replaced.



Below, the interior of the old piping showed signs of sediment build-up and corrosion.



Brasserie Ruhlmann...

45 Rockefeller Plaza (50th St.) - Restaurateur Jean Denoyer (La Goulue, Orsay) has created an old world brasserie inspired by the great Art Deco designer Emile Jacques Ruhlmann. Unit Owners have reported great service and excellent food! 212.974.2020

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May 2006

Exterior Window Washing...

If you recall, exterior window washing commenced last winter, but it was suspended due to weather and some equipment issues.

After the new window washing rig platform (from which the men work) was installed and we were compiling a “punch list” of open items, it was discovered that the platform was damaged during shipping.

In lieu of receiving a “repaired” platform and since there was a punch list of items to complete, the manufacturer agreed to pay for our professional engineer to travel to their factory in Spain and inspect a completely new platform prior to shipping. This replacement platform also included engineering changes that were identified during the punch list (final inspection) process.

Based on the timing of the shipping damage discovery, and by the time that the agreement was solidified, the inspection date in Spain was 4/13.

The next available ship was 4/13, it takes 13 days at sea, plus time to get through US Customs, so we anticipate the exchange of the old platform for the new platform to occur during the first week of May.

As a result, exterior window washing should resume immediately thereafter. We have kept in constant contact with the window washing company so there will be no delay. Additionally, we raised some quality of cleaning issues with the company and they have promised to remedy the issues during the next cycle.

The next cycle will begin, where they last cleaned (on the South side of the building) and they will proceed clock-wise (to the west) all the way around the building back to the starting point.

Interior Window Washing...

If you recall, our exterior window washing company was not set-up to perform interior cleaning on a unit owner’s individual request basis. We had to obtain a minimum number of units for cleaning on certain days and they could not establish direct billing.

Since then, we made arrangements with Be Clean New York (BCNY) for interior window cleaning. You can speak to them directly (at 212-684-7525) to schedule a time that is convenient for you. There is no multi-unit minimum, they will bill you directly and the price is more competitive (\$85/hour).

Preferred Rate To Unit Owners at Omni Berkshire...

We have established a “preferred” rate for unit owners (and/or their visitors) with our neighbors, the Omni Berkshire Place (21 East 52nd Street (northwest Corner of Madison Avenue). The rate will vary based on arrival dates and occupancy levels of the hotel.

We toured their facility, rooms and suites. You may also call upon the Omni Berkshire Place if you need a location to conduct a business meeting, event or interview.

Contact: Offer Nissenbaum, General Manager 212.753.5800

Halogen Light Safety...

Here’s a safety tip we wanted to pass along. Please be reminded that halogen bulbs get very hot. If such a fixture is covered with a curtain, scarf or falls onto a flammable surface, a fire could result. Please use these lights with caution.

Staff – Retirements and New Hires...



On behalf of the entire Board of Managers, we would like to sincerely thank Mr. Albert Christman (above left) and Mr. Carlos Arze for their 31 1/2 years and 27 years of service to our building, respectively. We wish them much health and happiness during their retirement years.



We would also like to welcome Ms. Jill Reinitz to our staff, who assumed the responsibilities of the Assistant to the General Manager on April 10th.

Ms. Reinitz has an extensive background in our industry. While working in the office of another managing agent, Ms. Reinitz assisted several Account Executives on a portfolio of approximately twenty-five condo and co-op buildings.