

790 Riverside Drive - The Riviera

Lobby Renovation Update

August 6, 2005

Dear Residents,

The Board is currently waiting to finalize the purchase a portion of Apt. ME for use as the package room. The purchase of the space will also allow us to finish the renovation of the vestibule. The Board has also hired a new company to finish the installation of the security equipment. We are in the process of obtaining new quotes for the work. We hope to begin the work that is not dependent on the package room as soon as possible. The remaining projects include:

- **New Security System:** The upgrades to the security system include new security cameras, new monitors for the doorman's desk and most importantly a new digital recording system to replace the antiquated VHS tapes we used to use. This system will provide clearer sharper images and will allow us to reliably store the recordings for much longer periods of time.
- **New Vestibule Lighting:** This includes new ceiling, wall and desk lighting.
- **New HVAC Systems:** There will be new and renovated systems in place to heat and cool the vestibule.
- **New Intercom System:** There will be a new phone panel for guests and residents to call up to apartments. This will replace our former intercom system.
- We are also considering installing intercoms at the back and side entrances so the doormen can communicate with residents, guests and workers as they enter and leave the building. This plan also includes giving the doormen the ability to buzz people in after they have screened them using the monitors and intercom.
- Similarly, we are in the process of discussing electronic alerts for the times when the lobby doors beyond the doorman station are open. This will address a lot of the concerns recently expressed by shareholders and tenants alike.
- **New Keys and Locks:** We will be replacing keys and locks for all the lobby doors. We are considering having a keycard system to control the distribution of keys throughout the neighborhood, if we can get this to work for us within a reasonable budget. Another benefit of a keycard system is that it will also allow us to leave the outer vestibule doors unlocked by eliminating the buzzer the doormen currently use to open the inside doors. Instead of using the old push button buzzer the doormen will open the doors using their own keycard and a sensor located at the desk. Therefore anyone who walks behind the desk will not be able to open the door unless they have a keycard.

For the time being, now that the desk is no longer enclosed, the doormen will lock the outer door as well as the inner door when they are on break and there is no one to relieve them. *Your current lobby key works on all of the lobby doors.* This will only be necessary, when we do not have other staff on hand to cover doormen breaks. Currently we have back up coverage for the doormen until 12 midnight - 5 nights a week and until 9pm the other two evenings. Please refer to the staff schedule on our web site.

Sincerely,
The Coop Board of 790 RSD