

## Board Update

Nov 27 2005

Dear Residents,

Here's hoping you all had a good Thanksgiving. We write to update you on some of the areas of work and general state of affairs at the Riviera. We would like to have an information meeting in the first week or so of the New Year, once the holiday party season dies down. In the meantime, we wanted to fill you in as much as possible on ongoing issues, repairs and other matters.

P A R T Y !

Saturday December 17th, 3-5pm in the Lobby

We are looking for about three fairly tall, fairly strong volunteers to help us assemble the tree earlier that week. Any volunteers would be really appreciated. Any bakers or cooks who want to volunteer their food preparation services will also be warmly welcome. [click here to volunteer](#)

As you may have learned by now, there will be a change in the locks on the outer doors that will be occurring, we hope, in the next month. Each household will receive two magnetic keycards, and additional keycards will be available as needed at \$10/card. Any card deemed lost will be deleted from the system. We hope this system will decrease the number of non-residents known to have entry into the building.

With the exception of the 12th floor, we are most of the way done installing the new light fixtures. David Swersky would like us to point out that the fixture and bulb selection was made by the resident Board members, and not by his friends, the interior designers, Cleo and Rhea Nichols, who consulted on the paint job.

Adrian, our doorman no longer works here by his choice. We are interviewing new candidates for the job. In the meantime, Paul, a former doorman, whose father also worked for many years in this building, is filling in for two months on Adrian's shift.

Regarding the hallways and apartment doors: given the many points of dissatisfaction that we have had with the original painter, it is likely that we will hire another contractor to complete the job.

An HVAC system for heating and cooling the lobby vestibule has been designed and drawings are currently with our engineers for final sign off followed by installation. In an effort to finish all the work on the building repairs punch list, additional handymen will be helping out during this month at the building.

The storing of roofing materials within the building has bought us another month of winter work time on the roof.

Local Law 11, steel beam repairs and parapet repair work is moving forward at a good clip. We are about to enter the most difficult weather season for this work and inevitably the pace of work will slow down till spring.

Within the coming month, we will begin first phase of the new roof installation. The first phase consists of removing the old damaged protective weatherproof layers and installing the first weatherproof layer of the new roof. This phase will also proceed as weather permits during the winter months. Once this first phase is completed the remaining phases of the roof replacement will take place after the all the steel beam, parapet and Local Law 11 work is finished.

Sincerely,  
The Coop Board of 790 RSD