



## A Co-op Grows In Brooklyn...

Since we last met (at the Annual Shareholder Meeting in March), your elected Board of Directors and volunteers have been quite busy.

We immediately set out to address shareholder concerns about relations with our Super. In order to improve these relations, Board members took Alfonso and Lillian out to lunch. The purpose of the lunch was to clear up any misunderstanding and start anew.

Shareholders also expressed that they wanted more frequent communication via the website. In response to this, we have implemented an easier way of updating the information on the website. Attached you will find an additional two pages that highlight our newly revised website. We have gone to great lengths to have it converted into a dynamic information portal that can appropriately serve as the homepage for every resident of our Co-op. We encourage you to take a look at the new site and provide us with your comments.

### On-going Board Projects

In case anyone's wondering how we are doing on the projects we have undertaken... The following is a quick overview of where we stand on various endeavors:

The completion of the Fitness Center and the installation of additional security

(Continued on page 2)



### Current Board Projects

Description	When
Building Operations & Improvement	Daily
Basement – Electrical Modifications	In Progress
Security System & CCTV Cameras	In Progress
Fitness Center	Aug. 2006
Community Lounge	Fall 2006
Outdoor Courtyard	On Hold

### Co-op Data Bank

- Total Building Shares: **35,854**
- Current Number of Sold Units: **24**  
(represents 18,709 shares)
- Current Number of Unsold Units: **22**  
(represents 17,865 shares)
- Current Percentage of Shares owned by Shareholders: **52.18 %**
- Total Number of Co-op Apt. Units: **46**
- Number of Units Currently for Sale: **2**

## Important Contacts

### Superintendent

*Alfonso Velasquez, Unit #A3*

### Emergency Building Services

(800) 371-5155

### Building Manager

Luan Ndreshaj (Board Sec'y.)

*luan.ndreshaj@maxxmgmt.com*

(914) 899-8091

### Resident Board of Directors

Giovanna Fralonardo, President

*giovanna@8020coop.com*

Ray Morales, Vice President

*ray@8020coop.com*

Alyse Booth, Treasurer

*alyse@8020coop.com*

### General Board Email

*board@8020coop.com*

## Belated Congratulations & Warmest Welcome to our newest neighbors/shareholders



**Jennifer Parise (D2)**

**Gar Ming Lau & Hang Chun Yau (D4)**

**Mario Frascarella & Rina Palmieri (E1)**

**Vlada Briks (F4)**

## A Co-op Grows in Brooklyn!

*(Continued from page 1)*

cameras have been delayed due to building and fire code violations. These violations were discovered by electrical contractors who were bidding to provide new circuits for the gym and for the security system. In collaboration with Time Warner Cable, we will be providing a way for tenants to see visitors who are ringing their bell in the intercom area. All you need is to be a Time Warner Cable subscriber, and you will be provided with a special channel that broadcasts our intercom area. Time Warner will be contacting us any day now regarding the installation of this service.

The Courtyard has been temporarily placed on hold pending the need for an engineer to assess the stability of the eight-foot retaining wall by the existing garden area.

Unfortunate news for those interested in Dish Network, so far, we only have three interested subscribers for the service. In order to have a master Dish Network antenna placed on the roof, we need to have eight.

In order to save money, much of the work is being performed by Board members and volunteers. The worst thing that we can do is rush into something just to get it completed, only to realize later that it needs to be re-done, or cost us too much. We dedicate an extraordinary amount of time to the practice of checking references and prices for all new contractors. We also attend tradeshows and seminars that educate us on the different aspects of being effective Board members and understanding the intricacies of our building. The Board of Directors appreciates your understanding and continued assistance as we occasionally re-direct our efforts so that we can do things the right way, without sacrificing capital and the valuable time of our Board members and volunteers. On that note, we'd like to thank those of you whom have volunteered your professional and personal skills for the betterment of our Co-op.

For more updates and information, we urge all residents to visit our newly re-designed website. (Did we mention this major re-design didn't cost us a cent!)  
~ Board of Directors ~



# 8020 Vision

## A Website Grows In Brooklyn...

The screenshot shows the website layout with the following callouts:

- A**: Points to the header image of the cooperative residence.
- B**: Points to the navigation menu: Welcome Home | About Our Co-op | Apts. For Sale | Contact Us
- C**: Points to the weather widget for Brooklyn, NY, showing 75°F and a 10-day forecast.
- D**: Points to the 'Check Your 8020 WebMail' button.
- E**: Points to the 'F.S.O. For Shareholders Only' login section.
- F**: Points to the 'For the best prices on Gasoline in our local area... Click Here!' button.
- G**: Points to the 'Current New York Traffic' widget.
- H**: Points to the 'New 8020 Co-op Website Launch' news article.
- I**: Points to the 'Current Headline News' section, specifically the article about drug prices.
- J**: Points to the 'Click Here for Driving Directions To Our Co-op' button.
- K**: Points to the 'Google Internet Search' bar.
- L**: Points to the footer: Copyright 2006 - 8020 4th Avenue Owners Corp.

### Introduction

Last year, everyone seemed ecstatic when it was announced that a website was being created for the Co-op. Over the months, a decline in the number of visitors to the site was quite evident. We then sat down with Giovanna Fralonardo, (President of the Board of Directors) and started looking at the website from the top down, to identify areas of improvement. The primary objective; get residents to visit the site more frequently and provide them with dynamic and real-time data. The second objective; get potential Co-op buyers to visit our site and learn about the great things taking place in our residence. Now, after months of planning and receiving input from shareholders, the site has been 100% re-designed. We trust that residents will find the new site much more engaging and informative. We not only encourage residents to visit the new site, but also to consider making it their homepage.

### General Overview

The home page is now divided into three columns; the outer two providing links to useful information for our residents. Thanks to the consideration given to the flow of information, the center column features the most prominently placed data; a Co-op News and Updates section, followed by live news feeds from the NY Times, and a Google search bar. As a visitor (shareholder,

(Continued on page 4)

# A Website Grows in Brooklyn!

(Continued from page 3)

resident, or potential buyer) delves deeper into the site, they will discover a variety of goodies selected to better enhance the overall quality of data and experience.

## New Features A to Z

- A) The homepage splash image; programmed to rotate through a pre-determined list of Co-op, and Brooklyn relevant images.
- B) Our menu bar; simple and clear navigation from one page to the next.
- C) A live weather feed showing current conditions for the 11209 zip code for Bay Ridge. Click on this window to go the Weather.com site.
- D) Click here to check your 8020 Co-op WebMail.
- E) Shareholders can visit our private Intranet for submitting Service and Maintenance Requests, obtaining shareholder-only information, and engage in discussion forums with fellow shareholders.
- F) A courtesy link for getting the best prices on Gasoline in our local area.
- G) Get live real-time traffic data for our area by clicking here.
- H) The Co-op News and Updates window. Updated real-time, by the Board of Directors. Look here for all notices and news about the Co-op. This window stores previously posted data too. If you happen to forget to visit one day, you can go back and see all the news you missed.
- I) Browse today's news headlines from the New York Times, The Village Voice, Movies.com, and the National Amber Alert System.
- J) When you click here, Google Maps will provide you with custom driving directions to or from our Co-op.
- K) Google Internet Search tool. Start your Internet search here.
- L) Copyright, Credits and Terms of Use Footer Bar.

## Conclusion

In delivering this site re-design we have avoided bloated pages, and delivered what we believe to be a streamlined, critical and relevant information portal for its intended audience. We encourage all of the residents to give it a try ([www.8020coop.com](http://www.8020coop.com)) and give us feedback ([admin@8020coop.com](mailto:admin@8020coop.com)). In the weeks to come, we will be tweaking a variety of site elements to make the site handicap accessible and even more informative for potential Co-op buyers.

Do you have an email address at  
**WWW.8020COOP.COM?**

If the answer is no, get in touch with us and we'll get set you up with an anti-spam, virus checked, address, allowing you to get updates and notices right into to your inbox and leaving any other email address you might have completely anonymous!

**Admin@8020coop.com**

For Shareholders Only  
**HTTP://8020.NEIGHBORPOINT.NET**

The place for shareholders in need of confidential data, interactive support, discussion forums, event calendars, restaurant tips and much more...

Contact us for a login and password.

**Admin@8020coop.com**