



Seminar for small bldg. owners to be held Oct. 13

September 18, 2009 - Front Section

A seminar entitled "Solutions for Small Buildings: Providing Amenities and Improving Cash Flow" will focus on the needs of buildings with ten to 70 units. Strategies for maximizing income and improving quality of life through on-site amenities will be addressed by a panel of experts. Roberta Bernstein, president of Small Property Owners of New York (SPONY), will present an overview of the needs of this specialized group of building owners and managers; Colin Foster of Virtual Doorman will discuss issues of security; Ron Garfunkel of SDI Laundry Solutions and Josh Goldman of Bargold Storage Systems will explain how owners can provide a valuable amenity, laundry or storage rooms, to residents that also serves as an income stream. These strategies will help strengthen building finances while increasing the value and marketability of the property. Matt Kovner, founder and past publisher of The Cooperator, will moderate the event, which is co-sponsored by Real Estate Weekly. The event will be held on Tuesday, October 13 from 5:30 to 8:30 p.m. at the Hotel Pennsylvania, Seventh Ave. and 33rd St. Hors d'oeuvres and soft drinks will be served.

SPONY is a non-profit membership organization of small building owners founded in 1984. Their mission is to educate small property owners, promote networking, and to provide group power at the city and state governmental level. Virtual Doorman was introduced in 2000 by Virtual Service, a N.Y.C.-based provider of interactive video security, video monitoring and alarm systems. It was the first remote doorman system created to provide the services of a traditional doorman at a fraction of the cost. The system is designed to remotely secure the building, greet visitors and provide access, accept deliveries, facilitate maintenance and service calls, and much more, offering increased convenience, heightened security and peace of mind.

Founded in 1952, SDI (Service Directions) provides installation, maintenance and operation of on-site laundry rooms, providing a monthly cash flow at no cost and no effort to the landlord. Their new Cyberserve system eliminates monthly cash collections by allowing laundry room users to add money to their Smart Cards, get instant refunds for equipment mishaps, or subscribe to an automatic monthly laundry plan using the internet.

Bargold Storage Systems is a family-owned business that designs, installs and maintains on-site storage systems at no cost to the property owner. They handle everything from marketing the units to residents to overseeing agreements, billing and collections. The building receives 25% of gross monthly rental income.

Co-op and condo board members, property managers and building owners are invited to attend this \$125 seminar free of charge. Attendees should register for this important event by October 1st to guarantee seating. RSVP by email to: octoberseminar@earthlink.net or by phone at: (845) 389-7900.

Attendees must include name, address, phone number, email address and number of units in their building when registering.

