



## 603 WEST 111th ST. OWNERS CORP.

May 11, 1995

Mary Ann Rothman  
Council of NY Cooperatives  
2112 Broadway  
New York, NY

Editor  
New York Cooperator  
301 E. 45th Street  
New York, NY

Dear Council and Cooperator:

I feel compelled to write in light of our recent experiences with several leading roofing contractors, some of whom were recommended by the Council and some of whom advertise heavily in the Cooperator. Their names include Apollon, Sentry, Tindel, Gemini, AOI Restoration and Naseem Waterproofing.

Fearing that we had a roof leak, we invited each of these firms to inspect. Each gave bids ranging from \$2,000 to \$15,000 for the supposed "roof leak." Thereafter, we even hired an engineer from Braxton Engineering, who helped us to limit the scope of the work.

The only problem with all of these professionals is that they were all wrong. The final visit from a roofing contractor was made by Wayne Bellet of Wayne Bellet Construction. As soon as he entered the top floor apartment, the scene of the supposed roof leak, he laughed and said, "I can't take your money. There is no roof leak." As he pointed out, the peeling paint on the walls and ceiling were caused by steam escaping from two faulty radiators!!

Charles Marino, the president of Braxton Engineering, was nice enough to visit the scene himself. And he confirmed that Bellet was right -- and that his own engineer and at least six roofing contractors were wrong.

(continued)



# 603 WEST 111<sup>th</sup> ST. OWNERS CORP.

Page Two

In retrospect, it all makes perfect sense. The water damage in the top floor unit was not the kind of water damage that is caused by water penetration from the outside. But how could something so basic be overlooked or ignored by so many professionals?

My purpose in writing is to praise Mr. Bellet and recommend him to all co-ops who suffer from roof/exterior problems. He saved us thousands of dollars that would have been spent needlessly. He is bright, honest and clearly has enough common sense to see what should have been obvious to all the other professionals.

Sincerely yours,

Richard Behar  
PRESIDENT  
212-522-4205

## TIME

Richard Behar  
Associate Editor

DAYS  
212-522-4205  
212-522-0991 Fax

Time Inc.

Time  
Time & Life Building  
Rockefeller Center  
New York, NY 10020

A Time Warner Company

cc: Mr. Wayne Bellet  
Wayne Bellet Construction  
238 East 4th Street  
212-982-3000 ✓