

Q3 Newsletter

THE ORSID — DIGEST —

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Recording of Budget & Insurance Webinar

This year, we brought you a uniquely combined Budget and Insurance webinar, hosted by Andre Kaplan (Chief Financial Officer) and Eric McPhee (EVP & Director of Risk Management).

We discussed:

- How to best navigate the financial outlook for 2026, planning for Union Contract Renewal, Mortgage Resets and Corporate Tax Awareness for Cooperatives.
- Overcoming a challenging insurance market in the habitational segment. Risk Transfer is the name of the game.

September 30, 2025

Preparing for 2026: Budget & Insurance Webinar

[Click here to view recording](#)



Andre Kaplan
Chief Financial Officer

Eric McPhee
EVP & Director, Risk Management

Pet Policy (Part One)

New Yorkers love their pets. There are pet clothing stores, pet hotels, pet groomers, pet parks and even pet food stores that sell gourmet home cooked meals. Living with pets in a vertical environment can be challenging. It is said that there are over one million domestic cats and dogs in NYC, a number that sharply rose during the pandemic. Recently, a board member approached Orsid and said that that there are so many dogs in their building, that one or two should be elected to the board! All joking aside, it is important for boards, residents, and managers to strike the proper balance between neighborly consideration and responsible pet ownership.

Accordingly, co-op and condo boards should have a tightly written pet policy for the buildings. The specific co-op pet policy can vary widely by building. Most if not all co-ops and condominiums have house rules which establish a basic code of conduct for pet owners. A more detailed set of pet rules can be drafted and implemented as a stand-alone document. Such rules can be approved by a board usually without a shareholder or unit owner vote. Before any steps are taken to create or revise these rules, take a moment to check the building's governing documents to determine what rules exist. Orsid can assist in suggesting policies that have worked well at other co-ops and condominiums in its portfolio.

Pet Rule Considerations The following are considerations for establishing or updating current house rules:

1. **Pet Types and Sizes:** Buildings may impose restrictions on the types of pets allowed (e.g., dogs, cats, birds, reptiles and small caged animals). For dogs, the rules may need to go into detail about the breed, as some breeds could be more aggressive than others. Setting a weight limit — for example, no pets over 30 pounds — is often a way to rule out certain breeds without specifying them by name. Cats are commonly allowed since they usually stay indoors. Animals like birds may be limited as well if they are loud and can be heard in adjoining apartments. Small, caged animals like gerbils, hamsters and rabbits can wreak havoc if they escape their cages. Boards also need to consider if reptiles, like snakes, are permitted.

2. **Number of Pets:** Rules may limit the number of

pets that a shareholder or resident is allowed to have. Typically, no more than two pets are permitted.

3. **Cleaning, Maintenance and Other Restrictions:** Pet owners should adhere to specific cleaning and maintenance standards to ensure that pets do not cause damage or create unsanitary conditions in the building. Policies may include rules about leash requirements in all common building spaces for dogs and waste disposal. A pet owner should always accompany their pet at all times in the building. Pets should not freely roam the hallway or lobbies. Dogs should be curbed. If there is an accident, pet owners should be responsible for the cleanup.
4. **Noise and Behavior:** Rules may address issues related to noise, aggressive behavior, and disturbances caused by pets. Pet owners are generally expected to ensure that their pets do not disrupt the peace and quiet of the building. Some buildings require dogs to be trained, and others require aggressive dogs to be muzzled.
5. **Common Area Use:** Rules may outline where pets are allowed within the building and common areas. Some buildings may have designated pet-friendly areas, while others might have restrictions on where pets can go. Rules should specify approved entrances and exits and forbidding pets from lingering in common areas, including lobbies and laundry rooms. Many buildings require dogs to be taken up and down the service elevators.
6. **Liability and Insurance:** Rules may include a requirement that pet owners carry liability insurance that covers any potential damages or injuries caused by their pets.
7. **Registration and Documentation:** A pet policy should require pet owners to provide documentation such as vaccination records, licenses, and proof of compliance with city regulations. Dogs should have a collar with the name and phone and apartment number of the owner. Service animals and emotional support animals have different requirements which will be discussed below.

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Pet Policy (Part One) Continued

7. **Registration and Documentation:** A pet policy should require pet owners to provide documentation such as vaccination records, licenses, and proof of compliance with city regulations. Dogs should have a collar with the name and phone and apartment number of the owner. Service animals and emotional support animals have different requirements which will be discussed below.
8. **Enforcement and Penalties:** The pet policy should outline the consequences of violating pet rules, which might include fines (if permitted by the governing documents of the Co-op or Condo), warnings, or even potential eviction in extreme cases. If violators refuse to cooperate after receiving several notices, some boards impose escalating fines before sending a notice of default. If the problem isn't cured within 30 days, you can threaten eviction. But that's not an option at condos, where people own their units and there's no way a board can terminate the proprietary lease. The condo may have to sue for an injunction.
9. **Consider Neighbors:** Even if a building allows pets, pet owners should be considerate of neighbors who might have allergies or sensitivities. For example, some buildings designate specific washers and dryers in the laundry room for owners who have pets so that pet hair is not transferred to an allergic resident.

10. **Dog Walkers:** Dog walkers present a different set of concerns. Access information for dog walkers and pet sitters must be kept on file for security purposes. In addition, some buildings require dog walkers to be insured. Pets from other buildings should not be allowed into the building.

The building attorney should review the pet policy before distributing it to shareholders or unit-owners to make sure there are no legal mistakes that could lead to messy disputes or litigation. In considering the implementation of a pet policy, Boards should also consult with counsel to understand the laws applicable to Service Animals and Emotional Support Animals in a housing situation. Exceptions to certain rules may be necessary to comply with applicable law and of course, the rules must be applied and enforced equitably in every case.

Having clear, detailed pet policies in place will keep everyone safe and satisfied with the building and improve the resident experience. These policies help minimize risk and set ground rules for acceptable behavior for the animals at your property. Boards should set reasonable standards that are not too onerous to follow. A well-defined pet policy is the best defense against messy disputes.

In the next Orsid Newsletter, we will review pet rule acknowledgments for new pets, pet interviews, and service and support animals.

Stay tuned!



Uncommon Solutions: Unique Revenue Streams

In today's economic environment, finding ways to balance budgets, manage rising operating costs, and keep maintenance or common charges stable is more important than ever. While sublet fees, amenity rentals, and commercial leases are familiar income sources, there's another often-overlooked opportunity—allowing film and television productions to use your building as a location.

Why NYC Buildings Are in Demand for Filming

New York City has long been a magnet for the entertainment industry. Production companies are constantly scouting for authentic settings—whether it's a pre-war lobby for a period drama, a sleek glass tower for a modern thriller, or a rooftop with skyline views for a romantic comedy.

The appeal? Your building's architecture, location, and character may be exactly what a production designer needs.

How It Works

- **Location Scouts** – Location Scouts present several buildings to their productions team for a possible location site. Initial contact by a location scout does not always mean that your building will be selected.
- **Usage Fees** – Buildings can receive thousands of dollars per day for interior or exterior shoots, plus additional charges for staff involvement, prep and wrap days.
- **Scope & Control** – The building retains full control over approval, timing, and areas accessible to the crew. Restrictions can be set to ensure privacy and safety for residents.

Potential Benefits

- **Substantial Short-Term Revenue** – A one-week shoot can generate income equivalent to several months of sublet fees.
- **Positive Public Relations Exposure** – Appearing in a high-profile film or series can enhance the building's prestige.
- **Flexibility** – Unlike recurring leases, filming

engagements are temporary, allowing opportunities to be accepted on a case-by-case basis.

Key Considerations Before Saying “Yes”

- **Resident Impact** – Filming can mean temporary noise, crew presence, and altered access. Clear communication with residents is critical. Legal Review – Always require that the detailed location agreement is reviewed by the building's legal counsel. Reimbursement for legal review fees are often negotiated while the location fee is negotiated.
- **Proof of insurance** naming the building and the property management firm as additional insureds. Insurance documents should be reviewed by the building's risk management team, or insurance broker/carrier.
- **Operational Coordination** – Management and the Resident Manager (or Superintendent) will oversee logistics such as security, elevator usage, parking, and restoration of common areas after the shoot. If additional staff is necessary, the premium to increase building staff hours is also negotiated from the onset.

While every building may not be suited to accommodate film crews, for those that can, it's a creative and lucrative way to boost income without increasing monthly charges. In a city where every dollar counts, leveraging your building's unique appeal might just be the uncommon solution your budget has been waiting for.



Employee Spotlight: Meet The Newsletter Team

This quarter, we are elated to spotlight the Newsletter Team that puts together our quarterly Orsid Digest!

Our 7-member team includes Orsid employees from a variety of backgrounds with different areas of expertise. Since our readership primarily consists of Board Members, most of the Newsletter Team work directly with our buildings, but each team member brings a unique combination of valuable knowledge and experience. Let's meet the team!

Chelsea Shapiro (Director of Business Strategy & Growth, original Newsletter Team Member) is at the helm. She has been on the Newsletter Team since the very first edition and leads the team, handles all the logistics, keeps us on track and is responsible for putting the Orsid Digest into its final format once all the articles have been written.

The writing team includes **Eric Gonchar** (Senior Vice President, original Newsletter Team Member), **Martha Stout** (Executive Administrator & Assistant HR Manager), **Michelle Asnaran** (Account Executive), **Pat Bettino** (Senior Account Executive) and **Robbie Janowitz** (Senior Vice President, original Newsletter Team Member). **Dennis DePaola** (Chief Legal Officer, original Newsletter Team Member) is responsible for writing our Legislative Update section. **Laura Krasner** (Executive Vice President) serves as our executive editor.

We are pleased to mention that we have had other Orsid employees join the team and guest write articles. We would like to thank all the former members of this team for all their hard work over the years!

- Aaron Davidowitz (Senior Vice President)
- Christine Zeblicky (Director of Business Operations & Technology)
- Dylan Cecchini (Senior Account Executive)
- Eric McPhee (Executive Vice President & Director of Risk Management)
- John Davis (Senior Manager of Business Innovation)
- Morgan Kashinsky, Legal Analyst and Administrative Assistant
- Nita Durakovic (Compliance Manager)

- Stefany Velez (Onsite Associate Account Executive)
- T.J. Russo (Senior Account Executive & Director of Commercial Leasing)

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Chelsea Shapiro



Eric Gonchar



Martha Stout



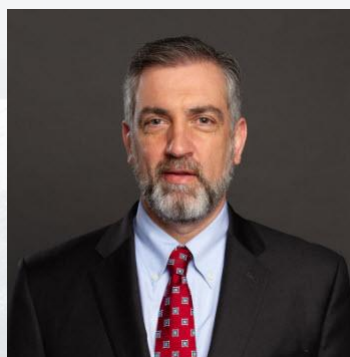
Michelle Asnaran



Pat Bettino



Robbie Janowitz



Dennis DePaola



Laura Krasner

Employee Spotlight: Meet The Newsletter Team Continued

Here is how the team operates to get a top-notch edition of the Orsid Digest published each quarter.

- At the start of each quarter, the Newsletter Team meets as a group to brainstorm article ideas. During this meeting, we discuss all the article options we think make sense for that quarter and then narrow it down to the articles we want to write. We then assign authors to each article. We generally aim for 3 - 4 unique articles per Newsletter, depending on the length and complexity of each topic. In addition to those, we also have 2 articles that are included in every single edition: Legislative Update, always written by Dennis DePaola, and Welcome to Orsid where we list new buildings that have joined Orsid's portfolio and new Orsid employees hired within that quarter.
- Once we have decided on the articles we would like to write, we immediately seek approval on the topics from our President, Neil Davidowitz. As soon as we have his blessing, we start writing!

- Once the first drafts have been circulated to the Newsletter Team, we all edit each other's work.
- Once we have all edited each other's articles, the goal is to send them to Neil Davidowitz, he will review and make any edits he has.
- Once we have Neil's edits, Chelsea takes the helm again and starts getting all of the final text of the articles into the Orsid Digest's final format.
- Once Chelsea has worked her magic, she sends it, in its final format, to the full Newsletter Team and to Neil so we can all take one last look. If everyone is happy and gives the greenlight, Chelsea then sends it to all our Board Members and posts it on our website.
- Then, we start all over again in the next quarter!

At the end of the day, the whole purpose of the Orsid Digest is to help our clients, who are always our top priority, to remain well-informed and abreast of anything and everything that will assist them in serving on the Board of their communities. If there is a particular topic that you would like to see covered in a future edition of the Orsid Digest, please email Chelsea Shapiro (cwshapiro@orsidny.com) so we can take it into consideration.





Legislative Updates

E-Battery Fire Safety (3 RCNY § 309-01): As previously mentioned in our Q1 2023 legislative update, the New York City Council has aimed to decrease fire risks posed by lithium-ion and other “storage”-type chargeable batteries. As a reminder, bills passed in 2023 prohibit the sale of second-use lithium-ion batteries that have been assembled or reconditioned using cells removed from used batteries and also prohibit the sale of batteries unless such batteries have been listed and labeled by a nationally recognized testing laboratory or other approved organization such as Underwriters Laboratories (“UL”). Following the Council’s legislation, the New York City Fire Department has proposed a new rule regarding the seizure and disposal of batteries for powered mobility devices, such as e-bicycles.

Under the newly proposed rule, any battery that is not clearly labeled as meeting the required UL standard is presumed to be a public safety risk and may be confiscated and immediately disposed of, and a notice of violation may be issued to the owner. An owner who is issued a notice of violation but is not found liable will be entitled to monetary compensation for the battery.

Several aspects of the rule remain unclear. The process for inspecting and confiscating batteries has not been outlined, and it is uncertain whether the rule applies to all e-bicycles. Additionally, questions remain about how the rule will apply to buildings, and whether violations may be issued to buildings for storage, handling, charging, or possession of powered mobility devices and batteries that are not owned by the building. We will continue to monitor the status of this rule and share updates as they become available.

Gas Pipe Inspections (Int.429): This proposal, covering a wide range of gas and plumbing-related issues, is gaining traction in the New York City Council. These provisions are particularly important in the context of Local Law 152 gas inspections which have plagued our industry for a number of years and led to building-wide shutdowns for many months, costing buildings millions of dollars to pressure test and rebuild their systems.

Under this bill, the definition of “ordinary plumbing work” would be expanded to include the repair of plumbing appurtenances. The expanded scope also

includes replacement of domestic gas appliances (and their connectors), namely ranges, ovens, stoves, barbeques, and clothes driers. Under this proposal such work could be done without obtaining a building permit, which should avoid unnecessary time and costs for minor work that can be safely done with minimal risk.

Further, and of greater consequence, would be the expansion of the definition of “emergency work” to allow the repair of a plumbing system to protect the public from an unsafe condition or to restore water to a building or dwelling unit to relieve an emergency condition. The expansion also allows for the repair or replacement of all heating appliances or equipment servicing residential occupancies from October 1 through May 31. In these instances, the master plumber would need to file for a permit after the fact, within 2 business days after the commencement of the emergency work and must include a written description of the emergency condition and all measures undertaken to mitigate the hazard. This would allow a master plumber to make many different repairs to gas systems without necessarily shutting down a building, which would require a pressure test of the entire system before gas would be restored by Con Ed. As per the testimony of George Bassolino III, a member of the Master Plumber’s Council, on the bill in October 2024: “The compliance rate for safety inspections are low, because many owners fear that existing gas systems may be shut down or they can incur thousands of dollars in repair costs.” “Compliance will only increase when owners are comfortable with the process. As gas is phased out over the coming decades, less attention is going to be paid to maintenance of systems and compliance will be essential to protect the public.” We are closely tracking this bill, and our compliance department will be guided accordingly.

Radiator Inspection Bill (Int. 925): Previously mentioned in this year’s Q1 update, this bill would require annual inspections of steam radiators located in apartments where a child under 6 resides, and in the common areas of the buildings where such apartments are located.

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Legislative Updates Continued

The limited number of plumbing workers who are qualified to complete these inspections would make compliance difficult for building owners. REBNY is pushing to modify the bill—if it is going to pass—to expand the group of those qualified to perform inspections to include building maintenance personnel. In addition, the Council of New York Cooperatives and Condominiums is pushing to exempt owner-occupied co-op and condominium units from the inspection requirements. We will continue to track the progress of this bill and share updates if the bill advances.

Cooling and Heating Proposal ([Int. 0994-2024](#)): We previously mentioned this bill in our Q4 2024 legislative update. Although it did not pass during the last session, there is a renewed effort to push the bill forward. If it passes, building owners—including condominium and co-op boards—would be required to maintain a maximum indoor temperature of 78°F when the outdoor air temperature exceeds 81°F in the summer months. During the same period, the indoor relative humidity must be kept at 50%. Within four years, owners would be required to install cooling systems in residential units and include notice of the cooling requirements in new leases. While some owners may be able to obtain extensions on the timeframe, compliance would ultimately be mandatory, and all buildings would eventually be required to install central air conditioning systems regardless of the cost. As compliance with this bill is expected to lead to an increased carbon footprint, owners would likely face additional pressure in meeting the carbon emission caps set by the Climate Mobilization Act.

We are currently advocating against this bill through the REBNY lobby. If the proposed requirements are a concern for your building, we suggest contacting your City Council Member to express your opposition. We will continue to monitor the progress of this bill and keep you updated.

Co-op Timing and Disclosure Bills ([Int.1120](#)): As mentioned in previous updates, there is an annual legislative push to narrow co-op board control over the decision-making process on sale applications. This year, a bill is progressing in the New York City Council which would amend the timing and process by which

a co-op must approve or decline a sale.

This bill would require each co-op to standardize its application and lists of requirements in accordance with its bylaws, and promptly provide such materials to prospective buyers and sellers on request. It would establish timelines for co-op boards to respond to a purchaser and to make a final determination regarding the sale. Generally speaking, this includes a 10-day application timeframe followed by a 45-day decision making timeframe.

For many boards, this means that within 10 days of receiving application materials from a purchaser, they must acknowledge receipt of the materials and either request additional materials or inform the purchaser that the application is considered complete. If a board fails to provide such acknowledgement in 10 days, the application would be considered complete by default. This does not contemplate the variability of the real estate market, where certain seasons lead to an influx of applications and other market factors may lead to a dearth of applications. There will not always be the personnel available at all times to review applications for the initial verification within the 10-day period.

Once an application is complete, a board would have 45 days to make a determination of conditional consent, unconditional consent, or denial of consent to the sale. If the board misses this deadline, and subsequently fails to respond within 10 business days to a notice from the prospective purchaser, it will be deemed that the sale has been consented to. A purchaser may grant the board more time to make a determination, and the bill allows the board a one-time ability to extend the 45-day determination deadline by 14 days without the purchaser's permission. Additionally, there are provisions in the bill which alter the timeline for boards that do not regularly meet in July or August. We are tracking this legislation and will share updates as new information emerges.

Legionella Response: Given the recent occurrences of Legionnaires disease in the city, we anticipate movement on multiple bills.

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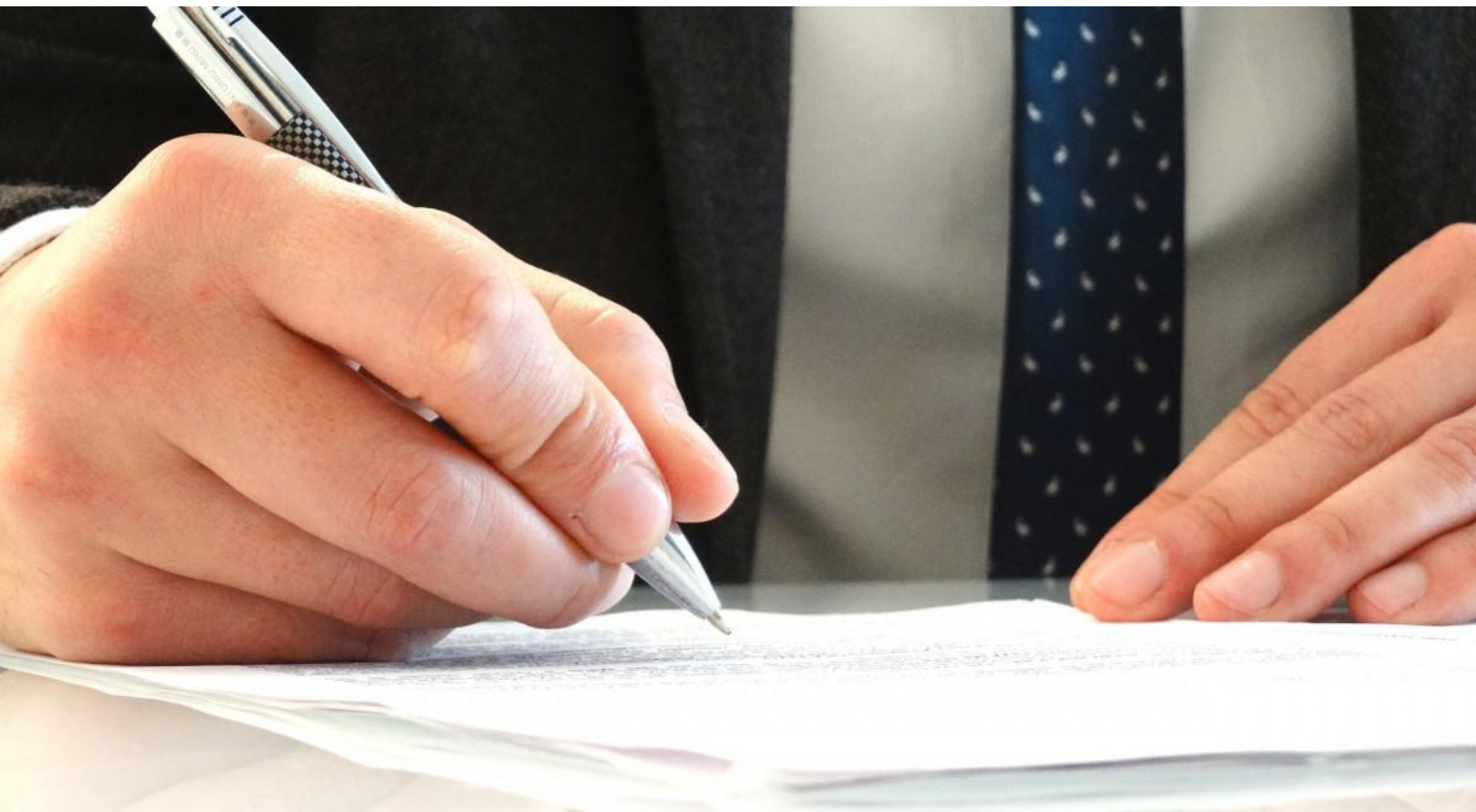
Legislative Updates Continued

The first, [Int. 166-2024](#), would require owners of buildings in which tenants have tested positive for Legionnaires, or share a water system with a building whose tenants have tested positive, to provide shower hoses and informational material to their tenants within 24 hours. These shower hoses are readily available on the market and help to prevent the spread of the disease.

The second proposal, [Int. 434](#), would require certain buildings to register with the Department of Health and Mental Hygiene (“DOHMH”), develop and implement a building water system management program, and create a plan to assess the risk of and minimize the growth and transmission of Legionella bacteria in the building’s water system. The bill also lays out requirements for maintenance, cleaning, record-keeping, and reporting. If passed, owners would need to retain third-party water testing companies to sample the water every six months, and water systems would need to be inspected and tested at the same frequency. Buildings that fall under the scope of the bill include those with 10 or more floors,

buildings primarily housing people 65 and older, and buildings with multiple housing units that have a centralized hot water system. It is unclear how the DOHMH, or building owners, are to determine which buildings “primarily house” people 65 and older.

While the first two bills apply to general building water systems, [Int. 1390-2025](#) proposes an amendment to the present cooling tower testing requirements. Currently, cooling towers are tested and disinfected at each period of turn-on or off. If passed, this bill would increase the testing frequency of cooling towers from once every three months to once every 30 days while the towers are in use. Additional testing would be required in the event of a “heat-related emergency”, as indicated by the national weather service or the commissioner of health and mental hygiene. In case of such a heat-related emergency, cooling towers must be tested the earlier of 14 days after the start of the emergency or 14 days after the most recent inspection. We are staying informed about these developments and will provide updates accordingly.





Welcome to Orsid

We have welcomed the following buildings to the Orsid family:

Theso Corp. & Theso Condominium

300 East 71st Street
New York, NY 10021

Snug Harbor Owners Inc.

303 Mercer Street
New York, NY 10003

Ardasley Tenants Corporation

320 Central Park West
New York, NY 10025

90 East End Avenue Condominium

90 East End Avenue
New York, NY 10028

In Q3 2025, we have welcomed the following new associates to the Orsid family:

Adelina Selmani, *Senior Financial Analyst*

Michelle Pisano, *Alterations Coordinator*

Hayley Tart, *Alterations Coordinator*

Henry Hernandez, *Account Executive*

Emily Dorsey, *Administrative Assistant*

Gwen Sewell, *Administrative Assistant*

Sharon Nickey, *Administrative Assistant*

Livia Behri, *Transitions Administrative Assistant*

Morgan Kashinsky, *Legal Analyst and
Administrative Assistant*

Liridona Alijaj, *Administrative Assistant*

We hope you found this newsletter informative. If you have any questions or a story to share for a future edition, please email info@orsidny.com



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