



Sea Park North Tenant Association  
2828 West 28<sup>th</sup> Street  
Brooklyn New York 11224  
Tel: 718-986-6337

RECEIVED  
PUBLIC SERVICE  
COMMISSION  
EXEC-FILES-ALBANY  
2012 OCT 29 PM 1:29

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Kumali Zairee - Tenant President  
Regina Randall - Vice President  
Ethel Robinson - Chairwoman  
Morzellia Baity - Treasurer  
Ms. Payne - Corr. Secretary

+++++  
10/22/2012

RE: Sub-Meter at Sea Park East West and North

We the tenant of Sea Park North 2828 West 28<sup>th</sup> Street Brooklyn, New York 11224  
Is still disputing the way we are charged for electricity, this matter is an on-going issue  
With Progressive Management , we the tenant met with Progressive Manager Phil G. Lavoie in  
December 21 2010 with Elemco the electric distributor April 26, 2010 and with all these  
Meeting nothing was done to effectively correct this issue.

No answers, no improvement, no correction of electrical charges. We the tenants of Sea Park North seeking  
your assistance and for you to research the way theses electric charges are being distributed to tenants  
(seniors, disable, medically challenged).

We the tenants of Sea Park North is just questioning the way we are charged for these services, we are not  
disputing that we should not pay electric bills, it is just not distributed correctly.

Kumali Zairee Tenant President  
2828 West 28<sup>th</sup> Street  
Brooklyn, NY 11224  
718-986-6337

*PS. Please Note: These are Testimonies From  
TENANTS. And letters to Progressive  
Management 2010 and 2011 re: Electricity  
Charges Complaint.*



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2828 West 28<sup>th</sup> Street  
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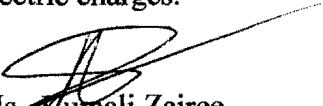
Kumali Zairee - Tenant President  
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+++++

Progressive Management  
2930 West 30<sup>th</sup> Street  
Brooklyn, NY 11224

Attn: Collection Specialist

October 18<sup>th</sup> 2012  
RE: Case 12-E- 0402

As a current tenant of Sea Park North 2828 West 28<sup>th</sup> Street Brooklyn, New York, I disputed these charges numerous times to Progressive Management regarding the electric bill, I visited the office spoke with former employees of Progressive Mgmt( Rosemarie, Phil and others) my electric bills are paid every month along with the rent. When Arker Companies Related Llc acquired these properties(2004) electricity charges was added to the rent. I personally showed this to the manager, because my monthly statement was showing that I owed electric charges. First it was Rosemarie who sorted it out and corrected the bills, then it started again and the new manager Phil corrected it again, The charges started again. I have all my checks to show these charges was paid. It is my believe that the Management Office is accountable to show me how I owe these electric charges.

  
Ms. Kumali Zairee  
2828 West 28<sup>th</sup> Street  
Apt 4f  
Brooklyn, NY 11224



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Attn: Collection Specialist

October 18<sup>th</sup> 2012  
RE: Case 12-E- 0402

As a current tenant of Sea Park North 2828 West 28<sup>th</sup> Street Brooklyn, New York, I have complained numerous times to Progressive Management regarding the electric bill, as a senior, it is a burden on me

To maintained theses excessive monthly electric bills, they are \$345.00 , 279.00 various amounts every month.

Now Progressive Management have sent letters to the tenants, they will be turning the electricity off. I am a senior with disability, and I need electricity for my everyday living

Its not that the tenants do not or will not pay the bills, it is just too high, it must be distributed correctly, the sub-metering is not correct.

Thank you,

Catherine Jenkins.

**SEA PARK NORTH TENANT ASSOCIATION  
2828 WEST 28<sup>TH</sup> STREET  
BROOKLYN, NY 11224  
TEL: 718-986-6337**

\*\*\*\*\*

Kumali Zairec President  
ReginaRandall Vice President  
Ethel Robinson Chairwoman  
Morzellia Baity Treasurer

Public Service Commission  
3 Empire State Plaza  
Albany, NY 12223-1350

Attn: Jaclyn A. Brillling

October 17, 2012

Re: Case 12-E-0402

Dear Ms. Brillling:

As a current tenant of the property located at 2828 West 28<sup>th</sup> Street, Brooklyn, New York, I have some concerns regarding the Verified Petition that was distributed in regards to Management's compliance with Public Service Law §2, 4(1), 30, 32-48, 52, 53, 65(1), 66(1), (2), (3), (4), (12) and (14) . The current sub metering system that monitors the electricity usage for each apartment unit should be inspected in order to ensure that each tenant is being assessed fairly.

Recently I've noticed that my utility bill is excessive when considering the amount of time that I am actually in the apartment and utilizing electricity. I work full-time and often do over-time, therefore my electricity bill should reflect lower usage and lower costs.

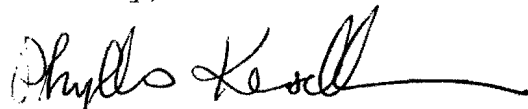
I intend to fully cooperate with the enforcement and compliance of management with regards to the state code. I do however believe that it is imperative that the system which is relied

Public Service Commission  
October 17, 2012  
(Case 12-E-0402)  
Page 2

upon be verified so that tenants can be assured of the integrity of the sub meter system.

Thank you in advance for your attention to this matter. If you need to contact me, I can be reached at the numbers listed below.

Sincerely,

A handwritten signature in black ink, appearing to read "Phyllis Kersellius", with a long horizontal flourish extending to the right.

Phyllis Kersellius  
2828 West 28<sup>th</sup> Street, #16-E  
Brooklyn, NY 11224  
H: 718-373-2809/M: 917-586-0710

October 15, 2012

Ada Maldonado  
2828 W 28 St Apt. 3E  
Brooklyn, NY 11224

Jaclyn A. Brillling  
Secretary, Public Service Commission  
3 Empire State Plaza  
Albany, NY 12223-1350

To Whom It May Concern:

On Friday, October 12, 2012 I attended a meeting at my place of residence regarding being charged for electricity. This is an injustice.

In my opinion, and, prior to a final determination, there should be someone who is honest, qualified and competent to investigate the installation of these meters.

Most people in this federally subsidized development including myself are low income families and survive on a fixed income. My son relies upon a nebulizer that utilizes electricity.

I complained constantly about excessive charges and the matter has not been resolved. This is a federally subsidized development. How can they expect me to pay such exorbitant amounts for electricity?

Sincerely,

A handwritten signature in black ink that reads "Ada Maldonado". The signature is written in a cursive, flowing style.

Ms. Maldonado  
Tenant

October 13, 2012

Dear Chairman Brown,

My name is Tameka Ellis-Philpot. I reside at 2828 West 28<sup>th</sup> apt 9E. I am one of the tenants at Sea Park North, which is operated under Progressive Management of NY Corp. I am writing to ask your office to **not** consider Sea Park proposal to amend its Order, into compliance with the Public Service Law, sections 2,4(1),30,32-48,52,53,65(1),(2),(3),(4),(12) and (14) so that Progressive Management may terminate electric service for non-payment of electric charges . **(Case 12-E-0402)**

Although, I have a unique story of my own, my neighbors in all three developments share the same feelings as I do. The purpose of Management getting this proposal passed is to issue out shut down notices so that 90% if not 100% of the building's tenants are to go to Public Assistance for help to pay these outrageous electric bills. I live with my family of 5, in a (Pharaoh Ant) infested, under sized apartment that management and Housing Preservation Development is aware of. The whole building is infested with these ant.HPD is a program, to help people like myself have an affordable place to live. HPD takes my family income into consideration, and 30% of that income is paid to the management. Every time I receive an electric bill from management that exceeds 30% of my income. There is nothing affordable about this electric bill. I ask that there be a motion that the electric bill be removed from the tenants. I cannot afford these electric charges. This building was built many years ago without any electric sub metering. That's the reason why people move into a housing development, just to pay rent. Electricity is not rent, its electricity. Before you know it we will be charged for water and if Management had it their way we would be charge for air too. With section 8 involved I know they would at least give us an allowance for air though.

No one has ever come to my apartment to ever check the meters. When I turn off the fuse box in my apartment, (which is to shut off the apartment's electricity), my meter is still running. I also wonder about the lights for the building, parking lot, hallway outlets, and laundry room. How are they connected, Are they connected to someone's apartment or is that connected to management's separate meter in the basement. I asked that the Public Service Commission please send out someone to check the meters in every apartment in Sea Park East, West, and North. I need help, my neighbors need help. I know this is not Park Avenue, or Chelsea, but we are human beings who deserve to be treated with respect and to have a fair shot. Please help us.

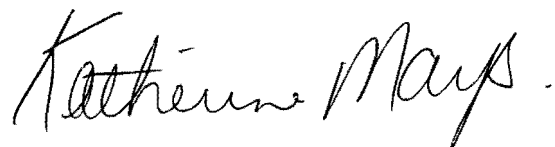
Cc: Jaclyn A Brillling (Secretary), Progressive Management, Lady Heart (HPD Section 8), CBS News, Channel 7 Eye Witness News, Channel 9 News.

2828 West 28<sup>th</sup> Street apt. 2A  
Brooklyn, New York 11224  
October 13<sup>th</sup>, 2012

Dear Sir or Madam:

I, Katherine Mays reside at 2828 West 28<sup>th</sup> Street in Brooklyn, New York and I am writing to you in accordance of my electricity bill. I don't understand why my electricity bill is so high when I go to work at 5:00am and don't come home until 5:00pm and no one else is in my house using the electricity. I didn't have an air conditioner in the summer and yet my bill was still high and now that the weather has change and I no longer need a fan my bill is even higher now. I even turned off the circuit breakers in my apartment and the sub-meter was still running. I cannot afford to be paying this electricity bill due to someone else's incompetence in reading these meters.

Katherine Mays

A handwritten signature in black ink that reads "Katherine Mays" with a period at the end. The signature is written in a cursive style.





**SEA PARK NORTH TENANT ASSOCIATION  
2828 WEST 28<sup>TH</sup> STREET  
BROOKLYN, NY 11224  
TEL: 718-986-6337**

\*\*\*\*\*

Kumali Zairee President  
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October 18, 2012  
Public service Commission  
3 Empire State Plaza  
Albany, NY 12223-1350

Attn: Jaclyn A. Brillng

RE: Case 12-E- 0402

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Now Progressive Management have sent letters to the tenants, they will be turning the electricity off. I am writing to find out what can be done about these sub-meters, I am, on a fixed income, and my Rent is enhanced by HPD, so these electric bills are too high for me. So I am hoping that we the tenants can get some assistance from your office to understand why the electric bills are so high.

Its not that the tenants do not or will not pay the bills. it is just too high.

Thank you,

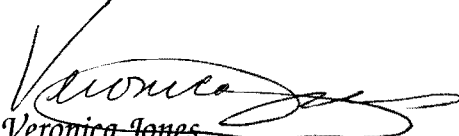
Katherine Jenkins.

2828 West 28<sup>th</sup> Street apt. 8J  
Brooklyn, New York 11224  
October 12<sup>th</sup>, 2012

*Dear Sir or Madam:*

*I, Veronica Jones hereby reside at 2828 West 28<sup>th</sup> Street in Brooklyn, New York and I am writing to you about my electricity bill. My electricity bill was high over the summer and I didn't have an air conditioner. Also, I have unplugged lamps, the microwave and the televisions before I leave for work and now my bill has gone up even higher by \$100.00. It doesn't make sense to me how it can go up so much since I am doing the same the now that I was doing in the summertime, please explain to me how this could be possible? I don't know who is reading these sub-meters but there are serious mistakes being made and I cannot afford to be paying for those errors especially at these outrageous prices just for electricity. I appreciate anything that you can do for me and the building.*

*Sincerely,*

  
Veronica Jones

10/16/12

To Whom it may Concern,

My name is Nading Johnson  
I resides at 2828 West 28<sup>th</sup> Street  
Brooklyn N.Y. 11224 apt 4B. I received  
a letter from Progressive Management  
of N.Y., Corp. I moved into the building  
in July, 1995. In 2004 meters was  
placed in my apartment. I was  
under the understanding that  
I will get help paying this electricity  
bill. I used to receive \$50 dollars  
towards my bill and had to pay  
the rest. However the help stopped  
but I continued to pay my bill.  
I have a enhancement HPD Voucher  
that helps pay part of my rent.  
And I have to pay 30% of my  
income. Which I have been  
paying. I have two children  
that has asthma. Sometimes  
I have to put them on a  
Nubilizer to get a treatment  
to avoid taken them to the  
Emergency room. When I leave  
my apartment I turn off all  
appliances to conserve energy  
and avoid high electrical bills.  
However my bills are always  
\$70 dollars and up. In 2010

Nadina Johnson

10/14/12

I received repairs to the apartment and noticed half of this bill went towards my rent and some went on my electrical bill I find this to be unfair, ~~because~~ I have asked progressive to send me an itemized bill to dispute this matter but they tell me I have to find it myself. I wish that this ~~was~~ situation can be resolved in a respectable manner, other than threats of ~~disconnecting~~ turning off my electricity. I got a phone call from Progressive Management asking can I pay \$100.00 a month plus the monthly utility bill. Can you please look into this matter to help me and my family

Thank you  
Nadine Johnson

P.S. I am asking that you investigate how the meters are being read, and how can I get a itemized bill from ~~Den. 2810~~ unit  
Oct. 2012



**SEA PARK NORTH TENANT ASSOCIATION  
2828 WEST 28<sup>TH</sup> STREET  
BROOKLYN, NY 11224  
TEL: 718-986-6337**

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Kumali Zairec President  
Regina Randall Vice President  
Ethel Robinson Chairwoman  
Morzellia Baity Treasrer


10/16/12

To Whom it may Concern

I Katherine Mays of 2828 W. 28<sup>st</sup> apartment  
Brooklyn Ny. 11224 I am writing to find out  
what can we do about these sub meters I have  
been having problem with my bill sometime  
its high than the last month and the month  
before I have turn off my main fuse and  
unplug everything and my meter was still  
going something is very wrong I full there  
is something really wrong can you please  
work with us and not pass the law that  
they can be able to turn off electric they  
are sick people and senior that live her  
too that have problem. can you please help  
her please

Thank you

Katherine Mays

  
**Sea Park North Tenant Association**  
**2828 West 28<sup>th</sup> Street**  
**Brooklyn New York 11224**  
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10/22/2012

RE: Sub-Meter at Sea Park East West and North

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Meeting nothing was done to effectively correct this issue.

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Kumali Zairee Tenant President  
2828 West 28<sup>th</sup> Street  
Brooklyn, NY 11224  
718-986-6337

*PS. Please Note: These are Testimonies From  
TENANTS. And letters to Progressive  
Management 2010 and 2011 Regarding  
Complaints on Electricity Charges.*

**The Arkers Company LLC.**

Attn: Mr. Alan Arker – Landlord  
15 Verbena Avenue Suite 100  
Floral Park, NY 11001

**December 8<sup>th</sup> 2010**

## **Re:Sea Park North East and West Sub-metering Complaints**

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**We the residents of the above mentioned buildings, are initiating a complaint, regarding electric services and charges. The monthly electric charges are very high, it seems that the electric Chagres has escalated with no explanation.**

**The monthly electric charges is not comparable with other, residents in the community, some monthly electric charges are \$400.00, \$300.00 if not more. Residents work from 9am to 5pm, or even later, no one is in the home and sometimes on vacation, for one or two weeks, and the electric bills are the same also the method of the electrical rate of calculation.**

**According to the electricity sub-meter rider of the lease 4/1/2009 we the residents are pursuing this complaint, and are seeking answers for these outrageous charges.**

**We the residents are expecting an amicable resolution in this matter, as soon as possible.**

**Tenants of Sea Park North, East and West- Ms. Kumali Zairee/North/ Ms Margo Tunstall /East**

**Ms. Andrea SKEETE/EAST**

CC: Congressman – Jerald Nadler

City Council – Domenic Recchia

Progressive Management and Elemco Electric Co.



**AUTHORIZED AGENT FOR SEA PARK EAST/WEST/NORTH LP**

December 23, 2010

Ms. Kumali Zairee, Sea Park North  
2828 West 28<sup>th</sup> Street, Apt. #4F  
Brooklyn, NY 11224

Ms. Margo Tunstall, Sea Park East  
2980 West 28<sup>th</sup> Street, Apt. #939  
Brooklyn, NY 11224

Ms. Andrea Skeete, Sea Park West  
2929 West 31<sup>st</sup> Street, Apt. #2K1  
Brooklyn, NY 11224

**Re: Submetering Complaint Letter Dated December 8, 2010**

Dear Tenant Leaders,

Management is in receipt of your complaint letter regarding electric charges. Please note that your letter was postmarked on December 13<sup>th</sup> and was received on December 15<sup>th</sup>.

In response to your letter, please note the following:

1. All correspondence must be addressed to your respective landlord(s), and not to the "Arkers Company LLC." Failing to properly address correspondence will result in a delayed response or no response.
2. Since 2005, your landlord has used Elemco Building Controls, Inc. ("Elemco") to provide submetered electric billing services. Part of the service provided by Elemco is a monthly analysis of current rates and charges to ensure that tenants are not charged more than the allowable maximum, which is the published Con Edison "SC-1" rate. This rate changes each month based on energy markets. Management has continuously complied with this rate cap and will continue to do so. If you disagree, please provide us with any documentation you may have which supports your claim.

Thank you for meeting with me on December 21<sup>st</sup> to discuss your concerns. As we discussed during our meeting, I will attempt to retain an Elemco representative for individual Tenant Association meetings during the second week of January. This meeting will cover the same issues that were addressed during the last meeting with Elemco on April 26, 2010, along with any additional concerns that the tenants may have. I will let you all know as soon as I receive confirmation.

If you have any questions, please contact me at 516-277-9328.

Sincerely,

Phillip G. Lavoie  
Director of Property Management





SEA PARK NORTH TENANT ASSOCIATION  
 2828 WEST 28<sup>TH</sup> STREET  
 BROOKLYN, NY 11224  
 TEL: 718-986-6337

\*\*\*\*\*

Kumali Zairec President  
 Regina Randall Vice President  
 Ethel Robinson Chairwoman  
 Morzella Baity Treasurer

10-16-12

To whom it may Concern.

I Ms saunders is a Tenant at 2828 West 28<sup>th</sup> St. (Sea Park North apartments)

We have sub-meters in the building and I dont understand the readings. I've turned off all the power and it still be running. I'm not home all day with the lights on T.V. ETC. I used them when needed. No need for the electricity to be running (TV. Lights) when I'm not home. No children in my house, No Computers. We have sockets (outlets) on every floor which outsiders have used. I'm writing this letter hoping that this matter is looked into and resolve. I truly appreciate it. and Thank you for taking the time out to hear me. Sincerely (Signature)



SEA PARK NORTH TENANT ASSOCIATION  
 2828 WEST 28<sup>TH</sup> STREET  
 BROOKLYN, NY 11224  
 TEL: 718-986-6337

\*\*\*\*\*

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 Regina Randall Vice President  
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10/16/2012

To whom it may Concern  
 I Norma Colon I think is an  
 In Juctico Being charge for  
 electricity this a ~~rent~~ subsidire  
 developrant which we are only  
 suppost to pay 30% of our Rent  
 this electric Bills Are out  
 pages \$80.00 a month I had  
 left for 6 weeks which I  
 had a family emergency,  
 No one at home and still  
 my electric bill was still the same  
 Rate \$80.00. I think that they should  
 Send someone to investigate the  
 In Stallation of these meters, I relive  
 on a nebulizer that utilzer electricity,  
 I Complained about these excessive Charges,  
 and the matter has not been resatred

Norma Colon  
 2828w 28 St TE  
~~SEA~~ Brooklyn NY 11224 x Norma Colon



SEA PARK NORTH TENANT ASSOCIATION  
2828 WEST 28<sup>TH</sup> STREET  
BROOKLYN, NY 11224  
TEL: 718-986-6337

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Kumali Zairec President  
Regina Randall Vice President  
Ethel Robinson Chairwoman  
Morzellia Baity Treasurer

10/16/2012

To Whom it may Concern:

I Gabriela Cordero resides at 2828 West 28<sup>th</sup> Street Brooklyn N.Y. 11224 Apt 12 L. I received a letter from Progressive Management of N.Y. Corp. Threatening to turn off my lights. I have seven children ~~more~~ three of which have asthma I have to use an inhalizer to give them treatment so that I do not have to take them to the Emergency room. I am asking that someone come out to investigate how the meters are being read. My Bills ~~are~~ range from \$185.00 to \$210.00 dollars a month. When I got the apartment I had no idea electricity was not included until I sign my lease. I am asking



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 Regina Randall Vice President  
 Ethel Robinson Chairwoman  
 Morzella Baity Treasurer

10/16/2012

L-1126  
 I'm ~~Leaving~~ leaving with 3 Children  
 with disability i Dont work  
 i Pay Rent from my Childrens  
 Checks i have other Bills  
 i cant afforded my Light and  
 when i seen my apartment  
 they never told me about  
 Light until i sign my Lease.



SEA PARK NORTH TENANT ASSOCIATION  
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Kumali Zairec President  
 Regina Randall Vice President  
 Ethel Robinson Chairwoman  
 Morzellia Baity Treasurer

10/16/12

To Whom it may concern: I Rosemarie Lee I reside at 2828 W. 28<sup>th</sup> Street Brooklyn N.Y. 11224 Apt 14B. I do not think I owe the bill, I went to Court in 2005 the judge threw it out. However it still <sup>remains</sup> ~~is~~ on my account. I have a disability ~~which~~ I would ~~not~~ appreciate that someone investigate the sub meters in my apartment. My bills are ranging from \$240.00 to 300.00 a month. I am ~~not~~ rarely home.

Thank you

Rosemarie Lee

10-19-12

To Whom It May Concern,

I Dagnas Dampas resides at 2828 West 28<sup>th</sup> St. I writing to you on behalf of my electric bill. Since my apartment has been sub-metered my bill has been very high I don't have an air conditioner I unplug everything in my apartment. It's not fair that I'm paying all this money for a bill that's never the same from month to month. I'm on a fixed ~~is~~ income and can't afford to pay these outrageous bills. Please help us with this situation because its becoming a hardship to me.

Thank You  
Dagnas Dampas

To whom it may concern

10/16/2012

I, Sarah Hesave, live at 2828 West 28th Street, Apartment 45. I have been a tenant in this building two decades. I am writing this letter in reference to the electric meters that were installed into my apartment about ten years ago.

Progressive Management of NY Corp in my opinion hastily, without a solid logical formula or plan for accurately charging tenants installed electric meters. Myself and the other tenants were informed that we would be charged for electricity based on the number of rooms in our apartments, opposed to the specific amount of electricity used in each apartment. Immediately from the beginning my fellow neighbors and I were concerned about the method or formula Progressive Management of NY Corp was planning to use to charge the tenants of 2828 for electricity.

as the number of rooms in our apartments, rather than the specific usage of electricity.

It would seem fair and logical that if I ~~am~~ am being charged for electricity, I should ~~be~~ only be responsible for the amount of electricity that I use, and not what Progressive believes I used based on the number of rooms in my apartment.

I currently live in a five bedroom apartment, however ~~2~~ two rooms of the five are not used for more than half of the year because two of my children are away at college.

Their rooms are only in use when they are home, which is rarely because of their rigorous and demanding sport schedules. Therefore although I have five bedrooms, two of them do not see any activity that would accrue electric fees.

I have been ~~consistently~~ consistently over charged significantly for years for electricity. I refuse to continue to pay these outrageous inaccurate charges.

In a quest that Progressive Management + ...



reading for the amount of electricity  
used to the apartment. I have  
been paying an electric bill of  
more than 200 dollars a month  
which is more than people that  
~~live~~ live in houses pay.

Thank you  
Sarah Lesane