

PACT QUARTERLY MEETING

WELCOME!

Residents of Stuyvesant Gardens II

Tuesday, October 20, 2026

Stuyvesant Gardens II Community Center

150 Malcolm X Blvd



AGENDA

01

02

03

04

05

06

CURRENT STATUS & UPDATES

- ☐ Documentary Crew Introduction
- ☐ Milestones and Next Steps
- ☐ Completion Status

NEW APPLIANCE EDUCATION

- ☐ Laundry Machines
- ☐ Stoves and Ovens

RENT AND MAINTENANCE RECAP

- ☐ Rent Collection
- ☐ Repair and Work Orders

RESOURCES

- ☐ You Resident Coordinators
- ☐ Preservation Logistics
- ☐ Maintenance
- ☐ Building Skills
- ☐ Who to Contact

ARTIST INSTALLATIONS

- ☐ Artist Introduction
- ☐ Art Installation

Q&A

CURRENT STATUS AND UPDATES



01

DOCUMENTARY CREW INTRODUCTION

MILESTONES AND NEXT STEPS

COMPLETED MILESTONES

- Lease Signings
- Introducing Wavecrest Property Management
- Meeting on Section 8 Transfer
- **Project Closing on Thursday, September 25, 2025!**
- Quarterly PACT / Resident Update Meetings in January, April and June 2026
- **MAY 2026: LAUNDRY ROOM COMPLETE!**
- **JUNE 2026: IN-UNIT WORK COMPLETE!**

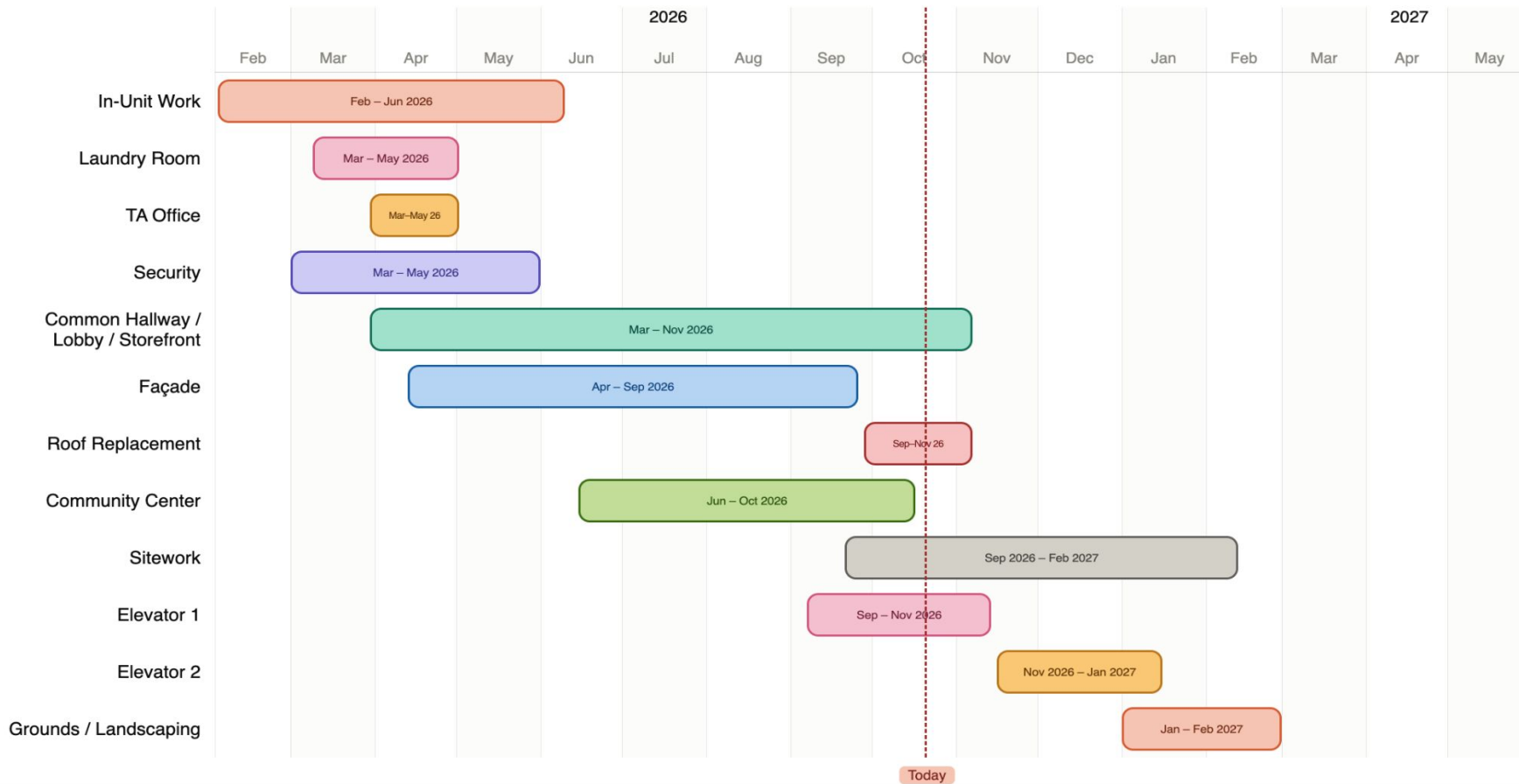
WHERE WE ARE NOW

- Community Center Renovations
- Common Hallway / Lobby / Storefront Renovations
- Elevator 1 Renovations
- Phase 2 Security System Installation
- Façade Renovations / Roof Replacement

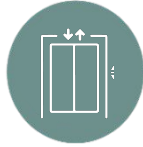
WHAT'S NEXT

- Elevator 2 Renovations
- Grounds / Landscaping
- Sitework
- Ongoing Communications and Updates

COMPLETION STATUS



ELEVATOR INFORMATION



150 Malcolm X Blvd- 2 CARS

(One car at a time)

FIRST ELEVATOR

- Started: **September 2026**
- Anticipated Completion: **November 2026**

SECOND ELEVATOR

- Anticipated Start: **November 2026**
- Anticipated Completion: **January 2027**





WELCOME HOME: YOUR APARTMENT APPLIANCE & UTILITIES GUIDE

WELCOME HOME: YOUR APARTMENT APPLIANCE & UTILITIES GUIDE

Welcome Home

Quick, plain-language steps for the equipment in your unit. Follow any labels on the appliance itself — models can vary.

Before You Start: Safety First

Your unit includes gas-powered appliances. A few rules protect you, your neighbors, and your home:

IF YOU SMELL GAS

- Do not light anything, flip a light switch, or use a phone inside the unit.
- Leave the unit and building immediately.
- From outside, call 911 or the gas utility emergency line at 718-643-4050, then notify building management.
- Do not go back inside until a professional says it's safe.

- Never use the oven or stovetop to heat the apartment, and never leave a stovetop unattended.
- Keep AC filters, fridge vents, and oven vents unblocked.
- If an appliance sparks, smells like burning, or stops responding, unplug it if safe and call the repairs line or email repairs@twmt.net.

Free Wi-Fi

100 Mbps unlimited internet is included in your rent. Scan the QR code on your welcome card for one-minute setup. Support (24/7): text 855-913-5863 | support@flumeinternet.com | www.flumeinternet.com

Air Conditioning

Your unit has two window air conditioners — an 8,000 BTU unit in the bedroom and a 12,000 BTU unit in the living room. Both use the same controls, just sized for their room.

Turning It On and Choosing a Mode

1. Press the ON/OFF button. The unit will start in Cool mode.
 2. Press MODE to cycle between Auto, Cool, Dry (dehumidify), and Fan Only.
 3. Use the up/down arrows to set your target temperature, between 62°F and 86°F.
 4. Press FAN SPEED to choose Auto, Low, Medium, or High airflow.
- Sleep: raises the temperature slightly overnight to save energy. Timer: press TIMER, then the arrows. Ionizer: air cleaning. The remote does everything the buttons do.
 - Monthly: slide out the filter, rinse with warm soapy water, dry fully, and replace. Press Filter Reset when the FILTER light comes on (every 250 hours).
 - Display shows "AS" or "ES": sensor fault — call the repairs line or email repairs@twmt.net.

Windows

Your double-hung windows have two sashes (panes) that slide up and down, and the bottom one tilts inward for easy cleaning.

Ventilation

- Cooling a room: open both the top and bottom sashes about three inches. Warm air escapes through the top while cool air enters from the bottom.
- Safe airflow: lower only the top sash to let fresh air in while keeping small children and pets safe from falling out.

Cleaning

1. Raise the bottom sash a few inches.
2. Squeeze or push the tilt latches (upper left and right corners) inward, then gently pull the window toward you.
3. Clean both sides of the glass safely from inside your home.
4. Push the sash firmly back into the vertical track until you hear it click.

Locking

Close both sashes completely, align the cam lock at the meeting rail, and turn or snap it shut for a tight weather seal.



Left tilt latch



Right tilt latch



Bottom sash tilts in



Bottom sash lock

Window Shades

Use the chain cord at the side of the window to bring the shade up and down.

1. Hold the chain cord at the side of the shade.
 2. Pull one side of the chain, hand over hand, to lower the shade. Pull the other side to raise it.
 3. Stop when the shade is where you want it, and don't force it past fully up or fully down.
- Keep the chain out of reach of children and away from cribs and beds.



Shade up



Pull the chain to lower



Shade down

NEW APPLIANCE GUIDE - KITCHEN

Kitchen Range & Oven

Your range runs on gas for both the stovetop and the oven. Controls vary slightly by model, but lighting and basic use work the same way across all of them.



Burners lit: a steady blue flame is normal. Controls: Bake, Broil, Start, Cancel/Off across the top; burner knobs along the front.



Inside the oven: two wire racks. Slide racks to the level you need before you turn the oven on.

Lighting a Stovetop Burner

1. Make sure a pot or pan is already on the burner before lighting it — an uncovered flame is a fire risk.
2. Push the burner knob in and turn it to LITE. You'll hear a clicking sound as the igniter sparks.
3. Once the burner catches, turn the knob to your desired flame size. Watch the flame, not the knob — it shouldn't reach past the edge of your cookware.
4. Turn the knob to OFF fully when you're done; the clicking will stop as soon as the burner is lit.

Using the Oven

1. Press BAKE (or BROIL for direct top-down heat).
2. Use the + and - pads to set your temperature.
3. Press START. The oven will preheat automatically — wait for it to reach temperature before placing food inside.
4. Press CANCEL/OFF when you're finished cooking.

If the Power Goes Out

The oven will not work without electricity, but stovetop burners can still be lit manually: hold a lit match near the burner, then slowly turn the knob to LITE. Turn the knob to your desired setting once it catches.

COOKTOP & OVEN RULES

- Never use foil to line the oven bottom or cover a full rack.
- Keep oven vents unblocked.
- Burner won't light after 4 seconds? Turn it OFF and retry; if it still won't light, call the repairs line or email repairs@twmt.net.

Refrigerator

Your top-freezer refrigerator keeps food fresh with one simple dial and, on some units, a built-in ice maker.



Top-freezer refrigerator, stainless finish.



Freezer on top, fresh food below. Keep the vents at the back of each compartment clear.

Setting the Temperature

1. Find the temperature dial inside the fresh food compartment.
 2. Setting 3 is the factory recommendation and works well for most households.
 3. Turn the dial toward 4 or 5 for colder, or toward 1 or 2 for warmer. Turning it to OFF stops cooling but does not cut power to the unit.
 4. Give the fridge 24 hours after any temperature change (or after first move-in) to fully stabilize before judging how cold it is.
- Ice maker (if equipped): allow 24–48 hours to start; discard the first batches; buzzing when it refills is normal.
 - Keep fridge/freezer vents unblocked; a box of baking soda controls odors; don't rinse cold glass shelves with hot water.
 - Hums, clicks, gurgles, and fan noises are normal. Frost in the freezer usually means the door isn't sealing.

NEW APPLIANCE GUIDE - LAUNDRY

Laundry Room Guide

STUY 2 RESIDENTS ONLY

Laundry room hours: 7:30 AM to 7:30 PM
Easy steps: your card, the washer, and the dryer.

Part 1: Add Money to Your Card

Go to the Payment Terminal. You must add at least \$10.



1. Tap Add Funds.



2. Hold your card on the screen until it changes.



3. Tap Credit Card.

4. Choose the amount (\$10 or more). Tap CONFIRM.
5. Insert, swipe, or tap your credit card. Follow the instructions on the screen.
6. Last step: hold your laundry card to the screen again. If you skip this, the money will not be added to your card.

Part 2: Other Ways to Add Money

Three more options. Each requires at least \$10.

Option A: Reloadable gift card

- Buy a reloadable gift card at CVS or any store that sells them. Add money to it in the store.
- At the Payment Terminal, follow the steps in Part 1. Use the gift card just like a credit card.
- When it runs out, reload it at the store.

Option B: Money order by mail

Mail a money order for \$10 or more to:

Hercules

550 West John Street
Hicksville, NY 11801-1039

Before mailing it, call Hercules at 1-800-526-5760. They will tell you what to send with your money order.

Option C: Value Code

- Buy a value code online at hercnet.com.
- At the Payment Terminal, do steps 1 and 2 of Part 1. Then tap Value Code.
- Follow the instructions on the screen to use your code.
- At the end, hold your card to the screen to finish.

Part 3: Using the Washer

1. Put your clothes in the washer. Do not overfill it. Leave room for the clothes to move.
2. Add your detergent. A little goes a long way.
3. Close the door tightly.
4. Put your laundry card in the machine's card reader. Look for the words PLACE CARD IN HERE. The price appears on the screen.
5. Press the wash button you want. The washer will start.
6. The screen shows the minutes left. Come back on time to take out your clothes.



The card reader is on the front of every machine.

Helpful Information

- The Payment Terminal buttons are in English. To see them in Spanish, tap ESP at the top of the screen.
- To see how much money is on your card, tap Check Balance.
- Machine not working? Call Hercules at 1-800-526-5760 and tell them the green number on top of the machine.

Part 4: Using the Dryer



Pull out the lint filter.



Remove the lint and put it back.

1. First, clean the lint filter. It is just inside the door, at the bottom. Pull it out, remove the lint, and put it back.
2. Put in your clothes. Do not overfill the dryer.
3. Close the door tightly.
4. Put your laundry card in the card reader.
5. Press Whites & Colors, Perm. Press, or Delicates.
6. When it stops, take out your clothes. Clean the lint filter again.

Part 5: Be a Good Neighbor

- Hours: 7:30 AM to 7:30 PM. Finish before closing time.
- Do not overfill the machines.
- Take out your clothes as soon as the machine stops.
- Keep everything clean. Wipe up spills. Put lint, dryer sheets, and empty containers in the trash.
- Take your laundry card and all your belongings with you.

Questions? Call Preservation Logistics: 929-280-0263

NEW APPLIANCE GUIDE - TROUBLESHOOTING

Quick Troubleshooting Guide

Try these first — most issues resolve without a maintenance call.

Appliance	What's Happening	Try This First
AC	Weak airflow or icing up	Clean the filter; make sure nothing blocks the front grille
AC	Display shows "AS" or "ES"	Sensor error — call the repairs line or email repairs@twmt.net
Range	Burner won't light	Confirm it's plugged in / breaker hasn't tripped; check the burner cap is seated correctly
Range	Oven won't heat	Check the breaker; confirm you pressed START after setting bake/broil
Refrigerator	Not cold enough	Check the dial is above 2; allow 24 hours after any adjustment
Internet	No connection	Restart the router; contact Flume support at 855-913-5863

Who to Call

Save these numbers to your phone — you'll want them handy.

Emergencies

- Smell gas, see fire, or have a flood: leave the unit, then call 911
- Gas utility emergency line: 718-643-4050

Property Management & Repairs

Repairs line: 718-463-1200 ext. 7993

Gates Office: 347-773-6220

Mother Gason Office: 347-773-0970

Property emergency line: 718-692-7178

Repairs email: repairs@twmt.net

RENT AND MAINTENANCE RECAP



04

RENT COLLECTION - RECAP

Residents are responsible for paying their rent portion to Wavecrest Management.

- ❑ After receiving your first rent bill from Wavecrest, you may visit www.WavecrestManagement.com and click on “Pay Your Rent” to register for our resident portal using your email address.
 - ❑ This will allow you to make rental payments online using you bank account (routing number required) or any major debit card / e-check from a bank account. There is no transaction fee associated with using this option.
 - ❑ Credit cards are **NOT** an accepted form of payment.
- ❑ Residents may also pay your rent by mailing a check or money order to:
Wavecrest Management
PO Box 67067
Newark, NJ 07101
- ❑ Residents of **Bed Stuy Rehab, Stuyvesant Gardens I & Stuyvesant Gardens II** can stop by the **Stuyvesant Gardens Property Management Office (835 Gates Ave)**
- ❑ All residents can also stop by the Wavecrest main office in Richmond Hill, Queens (87-14 116th Street) to drop off a check or money order.
 - ❑ Debit Card, Credit Card, and Cash payments are **NOT** accepted in-person.

RENT COLLECTION - RECAP

For questions regarding your rent bill or any rental account charges, residents have the option to:

- ❑ Visit us in person at the **Stuyvesant Gardens Property Management Office (835 Gates Ave)** to meet with your housing coordinator.
- ❑ Call the Property Management Office **718-463-1200; extension: 4405**
- ❑ Email the Property Management Office **OHSG@twmt.net**

As an added layer of support, residents also have the option to contact Wavecrest Management's main office, where a larger team of coordinators are available to answer any questions or concerns you may have about your rent bill / rental account charges.

- ❑ Simply email **charges@twmt.net** or call **718-463-1200; extension 7994**
- ❑ Upon registering for our online resident portal, you may log into your account to send a message to the department of your choice.
 - ❑ For assistance with the resident portal (registration, navigation, etc.) residents may email **portal@twmt.net** or call **718-463-1200; extension 7994**

We strive to respond to all resident inquiries within 24 to 48 hours.

REPAIR AND WORK ORDERS - RECAP

To submit a repair or maintenance request:

- ❑ Visit us in person at the **Stuyvesant Gardens Property Management Office (835 Gates Ave)**
- ❑ Call the Property Management Office: **718-463-1200; extension: 4405**
- ❑ Email the on-site Property Management team directly at **OHSG@twmt.net** or through our online resident portal

Additionally, residents may also contact our main office in Richmond Hill to submit a maintenance / repair request by emailing **Repairs@twmt.net** or calling **718-463-1200; extension: 7501**

If you experience an emergency (lack of heat / hot water, water leak, etc.) during non-business hours please call our after-hours hotline immediately (718-692-7178).

An architectural rendering of a modern multi-story building. The ground floor features a large glass-fronted 'COMMUNITY CENTER' with people inside. A paved courtyard in front of the building is landscaped with various plants and flowers. Several people are shown in the courtyard: a man pushing a stroller, a woman talking to a man, a child with a dog, and a person walking. The building has a mix of brick and dark paneling, with many windows. A teal semi-transparent box is overlaid on the upper left, and a teal vertical bar is on the right.

RESOURCES

02

YOUR RESIDENT COORDINATORS - PRESERVATION LOGISTICS

Ruby Rojas

Project Manager

Cierra McQuiller

Resident Coordinator

Tony Curtis

Resident Coordinator

Residents were assigned a Resident Coordinator before in-unit construction.

150 MALCOLM X BLVD
Lines A - J

Cierra McQuiller

150 MALCOLM X BLVD
Lines K - Z

Tony Curtis

If you still have not received your assigned Resident Coordinator's contact information,
please reach out to Preservation Logistics at 929-280-0263.

PRESERVATION LOGISTICS

Preservation Logistics offers the following services:

- ❑ **For all construction questions, comments or concerns:** please contact Preservation Logistics by phone at **929-280-0263**, by email at **rent@preservationlogistics.com**, and in person at **150 Malcolm X Blvd, Unit 1K**.
- ❑ **Lease Signing** – We will coordinate with management to schedule a lease signing appointment and walk you through every page of your lease agreement.
- ❑ **Rent Balances/Discrepancies** – Preservation Logistics can assist with rent discrepancies and can connect you with available rental assistance programs, payment plan options, and financial counseling resources to help you resolve any balance on your account.
- ❑ **Other Compliance Needs** – If there are additional issues affecting your household, our team will work with you directly to identify the appropriate next steps and connect you with the right resources.

PRESERVATION LOGISTICS

If you need assistance with completing and submitting all required recertification paperwork (including income verification, household composition, and supporting documents), please contact Preservation Logistics at **929-280-0263** or [**rent@preservationlogistics.com**](mailto:rent@preservationlogistics.com) or **scan the QR code below** to schedule an appointment at **150 Malcolm X Blvd:**

Office Hours: Monday - Friday: 9:30am - 4:00pm



PROPERTY MELD

- ❑ Wavecrest's maintenance system is called **Property Meld**.
- ❑ You can access Property Meld from your phone (no app required), tablet, or computer.
- ❑ Scan the QR code to save the Property Meld website to your phone.



WORK ORDERS

- ❑ Work orders can be submitted through your resident portal. Scan the QR code below to save the Wavecrest Management website to your phone.
- ❑ If you are having issues submitting your work orders, please reach out to the Property Management office.





Please give your contact information to a PACT Partner after this meeting if you are interested in this program!

BUILDING SKILLS

- ❑ **Building Skills NY (BSNY)** is a nonprofit construction workforce development organization connecting underemployed and unemployed New Yorkers to construction training and job opportunities throughout New York City.
- ❑ We will be working with BSNY's hallmark job placement program to reduce the barriers to entry for prospective workers with job training and job placement opportunities both at OHSG and other projects across the city.



PRESERVATIONS LOGISTICS

929-280-0263

For questions about construction, recertification, relocation, or design.



WAVECREST MANAGEMENT

718-463-1200; Ext: 4405

For questions about work tickets, maintenance, and rent.



NYCHA

Please reach out to NYCHA's Leased Housing Department for income recertification, housing composition or income changes, and to learn more about transfer requests or the Housing Choice Voucher program.

WHO TO CONTACT

ARTIST INSTALLATIONS



06

GLASS MURAL ON EXTERIOR WALL

Stephanie Shih

Career Highlights:

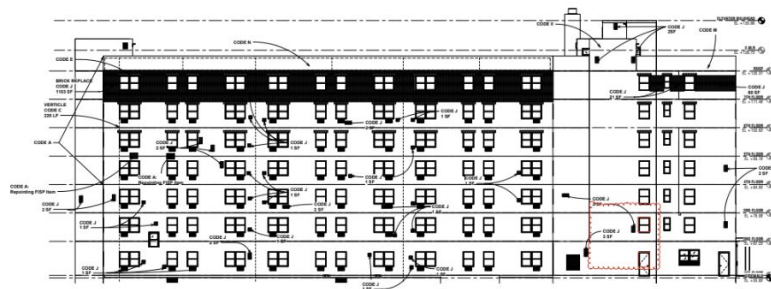
Stephanie H. Shih (b. 1986, Philadelphia, PA) renders everyday items as trompe l'oeil sculptures that reveal the tensions within American life. Turning consumer goods—a microwave, a self-help book, many pantries' worth of condiments—into intricately painted ceramic objects transforms each into a permanent artifact. Seen together, the works play with notions of permanence and obsolescence, memory and dislocation.

Shih's work has been exhibited at the **Berkeley Art Museum and Pacific Film Archive (BAMPFA); Cantor Arts Center; Nasher Museum of Art; John Michael Kohler Art Center;** Santa Barbara Museum of Art; American Museum of Ceramic Arts; Henry Art Gallery; Bowdoin College Museum of Art; Barrick Museum of Art; Syracuse University Art Museum; Middlebury College Museum of Art; Bradbury Art Museum; and Torggler Fine Art Center, and is held in institutional collections across the United States. Among other honors, Shih was awarded the Pollock-Krasner Foundation Grant in 2025 and the NYSCA/NYFA Artist Fellowship in 2023.

Shih's engagement with social issues extends beyond her craft. Since 2017, she has raised \$1,000,000 in direct aid for victims of state violence, with special focus on housing and food insecurity.

She is co-represented by Alexander Berggruen (New York, NY), SOCO Gallery (Charlotte, NC), and Berggruen Gallery (San Francisco, CA). She is based in Carroll Gardens, Brooklyn, where she has lived since 2008.

GLASS MURAL ON EXTERIOR WALL



Mounting:

Mounted to clay-based material, such as high-fired terracotta, frost-resistant substrate.

[illegible]

GLASS MURAL ON EXTERIOR WALL

CONCEPT: CITYSCAPE

This concept presents an imagined block in Bed-Stuy where every storefront and sign is an allusion to a notable former resident of the neighborhood.

For example, the florist, Flowers by Miss Hattie, is a reference to local environmentalist Hattie Carthan, and the medical office of R. Palmer alludes to Dr. Robert Palmer, founder of Brooklyn Congress for Racial Equity. This work celebrates community and history and provides a dynamic scene that rewards the viewer the longer they look as the 'Easter eggs' reveal themselves.

The primary materials for this mural would be stained and fused glass.



GLASS MURAL ON EXTERIOR WALL





THANK YOU!
Q&A?

www.ohsgcommunity.com

04