

High Point of Hartsdale Condo III  
Board of Managers Meeting  
Meeting Minutes – February 11, 2025

Present: Lynne Zeoli, Rayna Alperstein, Christine Dolan, Mary Harper, and Sharon Jeffrey  
Also Present: Laura Valenti, Property Manager, Stillman Management  
Not Attending: Susan Ellis, Marie Forbes, and Irwin Lackowitz

**Closed Meeting:**

Meeting called to order at 6:33 PM.

**1. Treasurer's Report**

- A motion was made, seconded, and passed to accept the February 2025 Treasurer's Report dated 2/07/2025.
  - Accounts:
    - Operating Account: \$62,536.97
    - Reserve Account: \$599,117.34

**2. Manager's Report**

- Security/Gatehouse/Incidents:
  - The Property Manager continues to monitor and address resident complaints with the Gatehouse staff.
- Maintenance: Leaks/Repairs:
  - Building 500-15 Kitchen Line: Leaks reported in units 500-714, 500-614, 500-515. Found the 15-kitchen line and return line leaking behind a cinderblock wall. The cinderblock wall in 500-714's living room/dining room had to be opened, plumbing replaced, wall repaired, repainted, and living room/dining room floor had to be replaced due to water damage.
  - Building 500 2<sup>nd</sup> Floor Hallway Leak: There have been no further signs of leaking since the temporary repair was made by the maintenance staff. Scheduling repair with Antenucci Plumbing shortly.
- Follow-ups/Pending/Updates: Issues & Projects:
  - Chimney Inspections: All inspections were completed. One unit owner has been contacted regarding their required repairs of a new fan and switch. All Pro provided a price quote. Confirmed via email with the unit owner they are not utilizing the fireplace until repairs are made in the spring 2025.
  - Building 500 MCR Steps: Ordered rubber reflective molding for steps to Building 500 MCR as requested for the visually impaired. Awaiting delivery and installation by Burke Enterprises.
  - Buildings 400/500 Elevator Modernization: Equipment on order for Building 400/2, Building 500/1 & 2. Expected delivery in early 2025.
  - Building 500 Lobby Accessibility Ramp: Awaiting 3D rendering from Andrew Whitelaw (Architect).
- Buildings 400/500 Ledge, Terrace Leaks and Garage & Carport Repairs and Maintenance:
  - Garage & Carport Probing/Inspections: Phase I repairs completed. Lawless & Mangione (Engineers) have sent out RFPs for Phase II. Sealed bids will be sent to Stillman Headquarters and summarized upon receipt for Board review and approval.
  - Garage 400/P3 Repair: JWI Contractors will make the required repairs to a P3 vestibule concrete wall.
  - Façade: Lawless & Mangione (Engineers) have submitted an additional proposal for façade work, currently under review by Lasser Law Group. Engineers will then send out RFPs with drawings and exact scope of work to a minimum of (3) contractors for façade repairs and remobilization. Sealed bids will then be sent to Stillman Headquarters and summarized upon receipt for Board review and approval.
  - Loan: A vote by residents will be held shortly via proxy by mail.
  - Building 400 MCR Accessibility: On February 3, Treacy Brothers began construction of Building 400 MCR Exterior Accessibility Ramp.

- Miscellaneous Correspondence/Complaints: None.
- Waivers:
  - Sales: Building 500-709, \$459,000, 1 Bedroom
  - Lease: Building 400-301, \$2,840, 2 Bedroom Condo flex (renewal)

**3. Committee Reports:** None.

**4. Old/New Business**

- The lobby ramp in Building 400 was truly “finished” with the installation of an original artwork, created, and gifted to us by Condo III’s own in-house artist, Cindy Schechter. The Board offers this long overdue thanks to Cindy for this creative and generous addition to the beauty of Condo III.
- The Board of Managers have scheduled a second Special Assessment Meeting for Monday, February 24 @ 3:00 pm via Zoom to accommodate those unit owners who were unable to attend the last session. We will be discussing the same information as presented at Meeting #1 regarding the financing for the Repair and Maintenance Projects of the Façade and Garage/Carport areas.

**6. Other:** None.

**7. Proposals:** None.

The meeting adjourned at 7:58 PM.

The next Board of Managers meeting will be held on March 11, 2025, in Building 500 Monte Carlo Room.

Respectfully submitted,  
 Fredda Turnof  
 Recorder of Minutes