

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

Present: Rayna Alperstein, Christine Dolan, Susan Ellis, Marie Forbes, Sharon Jeffrey, Irwin Lackowitz and Lynne Zeoli

Also Present: Laura Valenti, Property Manager, Stillman Management

Not Attending: Mary Harper

Open Meeting: Meeting called to order at 6:30 PM.

Special Assessment – Loan: The Board President, Lynne Zeoli, advised a packet was mailed via US Post Office on Friday, March 7 to each unit owner. The packet includes a Directed Proxy asking each unit owner to vote in favor of or against the proposed 15-year loan. The completed Directed Proxy is to be dropped off at the High Point Management Office by *noon on Monday, March 31, 2025.*

- It is in the best interest of all unit owners to vote for the loan allowing affordability to those that cannot pay upfront (either lump sum or in 12-monthly equal installments). If the loan is not approved by the majority of unit owners, a 12-month assessment for all units will begin in June 2025.
- The final loan draw will determine how much money will be invoiced. If less money is drawn the loan payback will be lower. People who pay upfront/over 12 months will receive a refund.

Resident's Questions:

Loan:

- If the unit owner participates in the loan, can they payback early? Yes, and there is no prepayment penalty.
- Can unit owners make a partial upfront payment and then participate in the loan for their balance? Meridan Capital is researching this.
- Will we be able to replenish our reserve fund from the loan? Yes, reserve account replenishment will be made from the loan. Approximately \$900,000 has currently been paid out from our reserve account.
- Is roof replacement part of this assessment? The roof replacements are not part of this current project assessment. To replace both 400 & 500 roofs is projected at \$4.6 million. Funds will begin to be accrued in the reserve fund.
- Is the 400 Circle water break covered by the loan? Unfortunately no, the cost will be paid from reserves.

400 Garage

- Why do 500 residents need to cover expenses related to 400 Garage? Condo III is a single legal unit and all repairs to both buildings are handled as one entity. The garage while located in Building 400 provides deeded parking for buildings 300, 400 and 500. Repairs to the 400 Garage and 500 Carports are included in the overall scope of work covered by the loan. Building 300 residents with deeded spaces in the 400 garage have an allocated assessment amount.
- Please explain the work done in the 400 P3 garage? The suspended ceiling was failing. Ceiling contained asbestos which required abatement in both P3 and 500 Carport. Once the ceiling was removed the 50+ year old pipes were identified as needing to be replaced (i.e., water lines, waste lines, etc.), firestopping on beams and pipes, new floor drains, new ceiling grid, insulation and tiles were installed.
- In spots there has been water seeping through the walls after the material injection. Vendor, Jean's Waterproofing (JWI Contractors), guarantees their work and returns to address leak issues. The foundation is against grade with water continuing to find different ways to enter the walls.

Façade/Terraces Repairs:

- How are contractors selected? Lawless and Mangione, Engineering Company, will send out requests for sealed RFPs to (4) contractors. Sealed bids are sent directly to Stillman HQ for summarization and then presented to the board for review and contractor selection.
- Where will caulking be done? The removal and replacement of caulking will be done for every unit in buildings 400 and 500 around windows, doors, PTACs, expansion joints, etc. and a warranty will be in place. Specific length of the warranty is to be confirmed.

- What type of scaffolding will be used and can we see the costs? The type(s) of scaffolding used will be determined when a contractor is selected. The specific costs are provided to the Board.
- Will scaffolding block the terraces? Screening will not be used to block terraces/windows. Unit owners will be notified as work moves around the buildings and when contractors will be by their units.

2025 Pool Season:

- The Accessibility Project has begun and is required to be completed by June 9, 2025, in accordance with the Fair Housing Settlement. The Community Association (CA) plans to open the pool this year, specific opening date is to be determined.

The open meeting adjourned at 7:03 PM.

Closed Meeting:

Meeting called to order at 7:14 PM.

1. Treasurer's Report

- The Treasurer's Report for March is not available.

2. Manager's Report

- Security/Gatehouse/Incidents:
 - The Community Association (CA) voted to extend WatchGuard's contract for 1 year with no increase in rates. The Property Manager continues to monitor and address resident complaints.
- Maintenance: Leaks/Repairs:
 - Building 400 Water Leak in Circle (emergency repair): Source of leak found after excavation. Confirmed the main standpipe that services Building 400 shifted underground and main clamp/gasket was compromised. Paving will commence in a few weeks once blacktop plants open for the season.
- Follow-ups/Pending/Updates: Issues & Projects:
 - Building 500 2nd Floor Hallway Leak: There have been no further signs of leaking since the temporary repair was made by maintenance staff. Final repair by Antenucci Plumbing being scheduled.
 - Building 500 MCR Steps: Deliver of the rubber reflective molding for 500 Monte Carlo Room (MCR) steps expected within the next 2 weeks and will be installed by Burke Enterprises.
 - Building 500 Lobby Accessibility Ramp: Andrew Whitlaw (Architect) submitted 3D renderings for board review. Board received at the March 11 meeting and will review.
 - Building 400 & 500 Elevator Modernization: Property Manager continues to follow-up with Start Elevator to obtain specific delivery date of equipment.
 - Homeowner Insurance: Follow-up continues with those unit owners who have not yet submitted the required annual homeowner insurance policy which was due in December 2024.
- Buildings 400/500 Ledge Terrace Leaks and Garage & Carport Repair and Maintenance:
 - Garage & Carport Phase II: Sealed bids for Phase II have been received by Stillman Headquarters. Stillman reviewing and in process of preparing Board Summary for discussion.
 - Garage 400/P3 Repair: JWI Contractors will have the final P3 vestibule wall repairs completed shortly.
 - Façade: Lawless & Mangione (Engineers) are reviewing the rider to proposal provided by Lasser's office (Condo Attorney). Once agreed upon, RFPs will then be sent out by Lawless & Mangione with drawings and exact scope of work to at least (3) contractors for façade repairs and remobilization.
 - Building 400 MCR Accessibility: Construction in process by Treacy Brothers. Change order was required: (treated cement and cement blankets due to cold temperatures), entrance door and PTAC unit relocation. The work needs to be completed by June 9, 2025, as part of the Fair Housing Settlement.
 - Special Assessment - Loan: Loan approval notices mailed on March 7, 2025. Directed Proxy submission deadline is March 31, 2025. A Special Meeting for the vote must be held. This meeting is scheduled for Wednesday, April 2, 2025, at 6:00 pm (EST) in Building 500 Monte Carlo Room (MCR). Notice of the special meeting was included in the packet sent out on March 7. A reminder memo advising unit owners of the special meeting will be sent at the end of March. Attendance is not required if directed proxy has been submitted and quorum met.

- Miscellaneous Correspondence/Complaints: None
- Waivers: Sales: None
Lease: Building 500-605, \$2,700., 2 Bedroom Condo flex.

3. Committee Reports: None

4. Old/New Business

- Annual Meeting & Board Member Elections: The Annual Meeting will be held on Tuesday, May 13.
 - The Board was provided with this year's election package to review before distribution.
 - There are (6) Board positions up for election.
 - A suggestion was made and agreed to hold a "Meet the Candidate" meeting before the annual election. Date to be determined.
- Replacement DVR: Motion was made, seconded, and approved unanimously to purchase a replacement DVR for the 400 garage with more storage and ports. Cost: \$4,500.
- Parking Spaces: Condo III owns 2 parking spaces not deeded to a specific unit. Parking spaces: 400 garage #217 and 500 carport #602. A motion was made, seconded, and approved unanimously to hold an annual lottery for the two space rentals. Space 217 will rent for \$150 per month and Space 602 will rent for \$100 per month. Specific details on lottery eligibility and process will be forthcoming. Condo I also has space not deeded to a specific unit which they raffle annually.
- Mail Rooms: The cabinet doors were removed to place packages (i.e., UPS, Amazon, USPS) which are unfortunately not delivered to unit owners' doors. This is to help reduce the number of packages left on the mailroom floor. Please ensure you check the shelves for packages.
- Safety: A reminder please abide by the posted speed limits and stop at posted stop signs. Please advise your visitors of High Point's speed limit both up the main hill and throughout the property.

5. Other: None

6. Proposals: None

The meeting adjourned at 8:03 PM.

The next monthly board meeting will be held on April 8, 2025, in Building 500's Monte Carlo Room.

Respectfully submitted,
Fredda Turnof
Recorder of Minutes