

High Point of Hartsdale Condo III
Board of Managers Meeting
Meeting Minutes – April 8, 2025

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

Also Present: Laura Valenti, Property Manager, Stillman Management

Closed Meeting:

Meeting called to order at 6:35 PM.

1. Treasurer's Report

- A motion was made, seconded, and passed to accept the April 2025 Treasurer's Report dated 04/04/25.
 - Operating Account: \$ 58,777.44
 - Reserve Account: \$ 625,385.44

2. Manager's Report

- Security/Gatehouse/Incidents:
 - Laura Valenti, Property Manager, continues to monitor and address resident complaints with the Gatehouse. Laura continues to work with the WatchGuard Leadership Team, identifying areas for improvement. Resident complaints have slowed down.
 - Residents are requested to *submit in writing* any complaint with time, date, and a brief description of the incident and send to lvalenti@stillmanmanagement.com.
- Maintenance: Leaks/Repairs:
 - Building 400 Water Main Break in Circle: The last step of blacktopping was completed on Friday, April 4. The overall project has been completed.
 - Building 500 2nd Floor Hallway Leak: Scheduling repair with Antenucci shortly. There have been no further signs of leaking since the temporary repair was done by maintenance staff.
- Projects & Issues Updates:
 - Building 500 MCR Steps: Rubber reflective molding for steps have been installed.
 - Building 400 & 500 Elevators: Building 500 Elevator #2 was required to be shut down and will remain closed until the required parts are received. Start Elevator, vendor, is working to expedite parts receipt; anticipate mid-to-the end of April. Elevator parts ordered Fall of 2024 on the recommendation of the Property Manager as the 400 & 500 elevators require equipment modernization. Delays in receiving the parts due to supply chain manufacturing delays.
 - Building 400 Lobby Ceiling: Areas of ceiling require sheetrock replacement due to previous water leaks. Awaiting vendor bids.
 - Building 400 Garage P3 Vestibule Repair: JWI Contractors will return shortly to complete the repair.
 - Homeowner's Insurance: Follow-up continues with unit owners who have *not yet* submitted their 2025 homeowners' insurance policy to the Management Office. In accordance with High Point's Rules & Regulations all unit owners are to obtain and maintain a homeowner's insurance policy. Owners who rent their units are required to have homeowner's insurance and their renter is required to have renter's insurance which will only cover contents not damage to other units or the structure of the rented unit.
- Buildings 400/500 Ledge Terrace Leak Issues & Garage:
 - Special Assessment - Loan: Loan was approval by 82.5% of unit owners. Meridian Group is working on the loan application. Notices will be sent out shortly to unit owners to select their assessment payment option.
 - 400 Garage & 500 Carport: Sealed bids for Phase II have been received by Stillman Headquarters. Stillman HQ and our Property Manager are scheduling calls with Project Engineers for further clarification of some line items. The Board will be provided with contractor proposals for review and contractor selection post these conversations.
 - Façade & Terraces: Lawless & Mangione's (Engineers) proposal and riders were executed. Engineers will begin issuing RFPs (request for proposals) with drawings and exact scope of work to at least (3) contractors for façade repairs and remobilization.

- Building 400 MCR Accessibility: Concrete ramp has been poured and passed the Town of Greenburgh inspection. Awaiting receipt of required railings and doors. Interior work to the MCR will begin in 2 weeks and will require temporarily closing the 400 MCR. Project is on-target to be completed by June in alignment with the Fair Housing Settlement.
- Miscellaneous Correspondence/Complaints:
 - Building 500 Resident advised on the evening of April 4th the hallway decorations by the elevator bank had been destroyed/thrown around. The Property Manager is investigating to find the individual(s).
- Waivers:
 - Sale(s):
 - Building 400-113, \$540,000, 2-bedroom condo flex
 - Building 500-209, \$392,000, 1-bedroom deluxe
 - Building 500-311, \$575,000, 2-bedroom, 2-bath
 - Lease(s):
 - Building 400-401, \$3,000 per month, 2-bedroom Condo Flex (renewal)

3. Committee Reports:

- Pool Accessibility Project: Project is on-track to be completed by June in accordance with the Fair Housing Settlement.

4. Old/New Business:

- Condo III's Annual Meeting will be held on Tuesday, May 13 at 7:00 pm. This will be an in-person meeting.
- On March 31st, a detailed notice about the Annual Meeting was distributed to unit owners. If a resident did not receive a copy, please contact the High Point Management Office.
 - The packet included the process for recruiting candidates for the Board of Managers.
 - There are (6) Board seat vacancies.
 - If a resident wishes to run for a board seat, they are required to submit a candidate statement by no later than Friday, April 11 to the Management Office. Statements will not be accepted after this time or on the day of the election (May 13).
 - Elections will be announced at the Annual Meeting.
- Condo III owns two parking spaces (one indoor #217 and one in carport 602). They can be rented for additional income. A motion was made, seconded, and approved unanimously to hold a lottery for the two space rentals. Space 217 will rent for \$150 per month and space 602 will rent for \$100 per month. Notification of the lottery process will be sent to Condo III residents in late June.

5. Other: None

6. Proposals: None

The meeting adjourned at 7:46 PM.

The next meeting will be Condo III's Annual Meeting to be held on Tuesday, May 13 at 7:00 pm in Building 500 Monte Carlo Room. A closed board meeting will follow.

Respectfully submitted,
Christine Dolan
Condo III Secretary