

High Point of Hartsdale Condo III
Board of Managers
Meeting Minutes – May 13, 2025
Annual Meeting

Present: Sharon Jeffrey, Irwin Lackowitz and Lynne Zeoli (remaining current members were up for re-election)
Also Present: Laura Valenti, Property Manager, Stillman Management
Stephen M. Lasser, Lasser Law Group
Heather S. Stiell, Lasser Law Group

The Annual Meeting of Condo III was called to order at 7:02 pm.

Election of Board Members:

Stephen M. Lasser, Lasser Law Group, thanked residents for voting and announced the results of the election for Condo III's Board of Managers.

- Stephen Lasser confirmed that the election process was conducted in compliance with the association's bylaws and applicable regulations.
- A quorum was reached.
- Votes were counted by Stephen Lasser, Heather Stiell, Laura Valenti and Andrea Scarlett. Andrea Scarlett is our Inspector of Elections.
- The 2025 election was for (6) open seats with staggered terms of either 2-years or 3-years. The (3) candidates with the highest number of votes receive 3-year terms.

The following nominees were elected to serve on Condo III's Board of Managers for the upcoming terms:

| 3-Year Term | | 2- Year Term | |
|------------------|----------|-----------------|----------|
| Rayna Alperstein | Bldg 400 | Christine Dolan | Bldg 400 |
| Susan Ellis | Bldg 500 | Sam Gische | Bldg 500 |
| Jeff Katz | Bldg 500 | Mary Harper | Bldg 500 |

The newly elected board members assume their roles effective immediately and will serve in accordance with the governing documents of the association.

Resident Q&A:

Why is it taking so long to repair the 500 Elevator?

- **500-Elevator #2 Repair:** Start Elevator ordered parts over 8 months ago per the Property Manager's recommendation for equipment modernization. Supply chain delays impacted delivery. Work began as soon as parts were received and will take a couple more weeks to complete. The elevator will remain closed until repairs are completed and inspected by the Town of Greenburgh. Once approved, Start Elevator will apply for a permit and begin work on Elevator #1, which will then need to be closed.
- **Communication Updates:** Owners requested better updates on repair progress. The Property Manager confirmed that the Management Office will post updated information on the elevator regarding its modernization, and send robocalls with key updates on ongoing Condo III projects.

When will the pool be open?

- The Community Association expects the pool to be open in June with exact date contingent upon completion of the work to provide access via lift and ramp, and town approval of the work. Further details and the 2025 Pool Rules and Regulations will be shared closer to the opening.

Can the trees at the bottom of the hill by the stop sign be cut back, a safety concern?

- Yes. Susan Ellis will speak to the landscape company.

Can 500 carport walls be power washed?

- Yes, AFTER the completion of Phase 2 repairs there and in the garage. Phase 2 will begin shortly. The Board and Management Office will keep this task on the “to do” list to be addressed when Phase 2 is complete.

When will the 400 Monte Carlo Room (MCR) re-open?

- The Board expects the 400 MCR to open in June, at a date to be determined.

When does the Special Assessment payment commence? What was the percentage of residents who selected the loan option?

- It was approximately 50/50 on selection of either 12-month payments or taking the loan
- Special Assessment payment commencement date is based on the payment option selected:
 - *June 2025* if paying either in one lump sum or 12-monthly payments
 - Amount will be posted on the resident’s HOA monthly statement as a separate line item
 - The monthly HOA and the Special Assessment is made in one payment each month
 - *TBD 2026* if chose the loan option
 - Meridian Capital is working on the loan application. High Point has been pre-approved. We do not know yet what the interest rate will be.
 - An owner may pay off the loan earlier than the 15 years.
 - Interest is not tax deductible.

Lynne Zeoli shared that , at this time, the assessment has not impacted unit sales. Over the last month (5) units have sold at either asking price or higher. For example, a Building 500 unit sold for \$575,000. All buyers, realtors and their lenders are made aware of the assessment.

The Annual Meeting adjourned at 7:35 pm.

Closed Board of Managers’ Meeting:

Present: Rayna Alperstein, Christine Dolan, Susan Ellis, Sam Gische, Mary Harper, Jeff Katz, Sharon Jeffrey, Irwin Lackowitz and Lynne Zeoli

Also Present: Laura Valenti, Property Manager, Stillman Management
Stephen M. Lasser, Lasser Law Group
Heather S. Stiell, Lasser Law Group

The closed Board of Managers’ meeting was called to order at 7:40 pm.

Election of Officers for 2025-26:

- A motion was made and seconded for the following officers. Motion passed unanimously.
 - President: Lynne Zeoli
 - Vice-President: Christine Dolan
 - Treasurer: Sharon Jeffrey
 - Secretary: Mary Harper
- A motion was made, seconded, and passed unanimously for Condo III’s Community Association (CA) Board representatives:
 - Lynne Zeoli
 - Rayna Alperstein
 - Christine Dolan
 - Susan Ellis
- As part of the orientation of new members Sam Gische and Jeff Katz to the Board of Managers:

Lasser Law Group will provide material on the fiduciary responsibilities of Board members

The Management Office will provide information on the approved providers of Westchester County Human Rights Fair Housing online training and how to enroll. New members must complete this training and provide proof of completion to the Management Office within 60 days of appointment to the Board. (Existing Board members complied in the fall of 2024.)

**Stephen Lasser and Heather Stiell departed the meeting after the officer elections.*

1. Treasurer's Report

- A motion was made, seconded, and passed to accept the May 2025 Treasurer's Report dated 05/09/25.
 - Operating Account: \$ 29,331.45
 - Reserve Account: \$ 651,432.61

2. Manager's Report

- Maintenance: Leaks/Repairs:
 - Building 500-13 Line Hall Bath: Riser return line had pinhole leak behind 813 hall and master bathroom. Leak was accessed through the hallway. Antenucci Plumbing made the repair.
 - Building 400-3 Line Hall Bath: Leak discovered into 400 garage ceiling. The leak was from a unit's toilet seal. Maintenance made the repair.
 - Building 500 2nd Floor Hallway Leak: Scheduling repair with Antenucci Plumbing. Continues to be no further signs of leaking since the temporary repair was completed by our maintenance staff.
- Projects & Issues Updates:
 - Elevators Repair & Modernization:
 - Equipment arrived for Building 500's two elevators. Start Elevator (vendor) immediately began the repair and equipment modernization of 500-Elevator #2. The elevator will remain closed for the next two weeks. Once work on Elevator #2 is completed, 500-Elevator #1 equipment modernization will begin.
 - Awaiting delivery of equipment for Building 400 Elevator #2. 400 Elevator #1 was completed in 2024.
 - The elevator parts were ordered over 8+ months ago on the recommendation of the Property Manager as both the 400 & 500 elevators require equipment modernization. Delay in equipment arrival due to several manufacturing supply chain delays.
 - Building 400 Lobby Ceiling: Property Manager received 2 bids, awaiting the 3rd bid. Once all bids are received the board will review and vote to select a contractor to complete the required ceiling repair.
 - Building 400 Garage P3 Vestibule Repair: Maintenance staff continues work on the repair.
 - Façade & Terraces: Lawless & Mangione's (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 Monte Carlo Room (MCR) Accessibility: The MCR will continue to be temporarily closed while Treacy Brothers (contractor) continues the interior work. We are awaiting delivery of the required railings and sliding window.
 - Building 500 Lobby Ramp: After reviewing (3) bids, a motion was made, seconded, and passed to select Treacy Brothers. Treacy Brothers installed the accessibility ramp in Building 400 Lobby.
- Waivers:
 - Sale(s): 400-104, \$495,000, 2-bedroom end unit
400-210, \$500,000, 2-bedroom end unit
400-310, \$510,000, 2-bedroom end unit
500-209, \$392,000, 1-bedroom deluxe
500-612, \$575,000, 2-bedroom end unit
 - Lease(s): 400-506, \$2,550, 1-bedroom deluxe (renewal)

3. Committee Reports:

- The Community Association (CA) distributed a 2025 Spring Newsletter on Monday, May 12. Copy posted on High Point's website: HighPointofhartsdale.com

4. Old/New Business:

- 500 Service Entrance: In order to protect the service entrance wall from damage a motion was made, seconded, and passed to install metal sheeting.
- 400 Garage & 500 Carport: After reviewing (3) bids for Phase 2, a motion was made, seconded, and passed to select JWI as the contractor. The vote was taken the week of April 28. AIA documents have been drafted by Lawless and Mangione (Engineers) and currently under review by legal counsel.
- Cameras installed in 400-P3 are operational. Cameras will be installed in P2 and P1 as part of Phase 2.
- Notification of the lottery process for the two parking spaces owned by Condo III will be sent to Condo III residents at the conclusion of Phase II work on the garage and carport. 400 garage indoor spot #217 will rent for \$150 per month and 500 Carport spot #602 will rent for \$100 per month. The term of the rental will be one year.

5. Other:

- In April, the Town of Greenburgh sent a memo reiterating the mandated requirements for separating garbage and several types of recycling materials (e.g, glass, plastic, metal). The Town's notice is posted in each mailroom. The Town will be monitoring recycling, and High Point could be fined for non-compliance. Residents are asked to ensure proper separation and disposal of recyclable materials.

6. Proposals: None

7. New Business:

Laura Valenti, High Point's on-site Property Manager and valued advisor has resigned, effective May 30, 2025.

The closed meeting adjourned at 8:42 pm.

The next closed meeting will be held on Tuesday, June 10 at 6:30 pm in Building 500 Monte Carlo Room.

Respectfully submitted,
Mary Harper
Condo III Secretary