

High Point of Hartsdale Condo III  
Board of Managers  
Meeting Minutes June 10, 2025

**Closed Board of Managers' Meeting:**

Present: Rayna Alperstein, Christine Dolan, Susan Ellis, Sam Gische, Mary Harper, Sharon Jeffrey, Jeff Katz, Irwin Lackowitz and Lynne Zeoli  
Not Present: Property Manager, Stillman Management

The closed Board of Managers' meeting was called to order at 7:00 pm.

**1. Treasurer's Report**

- A motion was made, seconded, and passed to accept the June 2025 Treasurer's Report dated 06/09/25.  
Operating Account: \$ 28,096.21  
Reserve Account: \$ 703,553.43

**2. Manager's Report**

In the absence of an onsite Property Manager Lynne Zeoli, along with all High Point of Hartsdale Condo Board Presidents and the Community Association President, met with Stillman representative Brian Scally on June 10. The following updates were provided at that meeting.

- Stillman has hired a new onsite Property Manager who is expected to be at High Point in July.
- Pool Accessibility Project
  - The Community Association (CA) advised that we are awaiting the delivery of the customized elevator and the pool cannot open until that is in place, inspected and approved and approved by the Town of Greenburgh; and the necessary cleaning of pool deck and equipment is completed.
- Projects & Issues Updates:
  - Elevators Repair & Modernization:
    - Elevator 2 repair and modernization in Building 500 passed inspection last week. However, it was determined that a new safety switch is required. That switch was ordered, and its installation was promised no later than Monday, June 16. However, that work was completed ahead of schedule and Elevator 2 is in service as of June 12.
    - Since the equipment and permits for repair and modernization of Building 500 elevator 1 are already in hand the repair of that elevator will begin on Monday, June 16. The anticipated time required for the elevator's repair and modernization of that elevator is 5-6 weeks.
    - We are awaiting delivery of equipment for Building 400 Elevator #2. Building 400 Elevator #1 was completed in 2024.
  - Façade & Terraces: RFPs (request for proposals) with drawings and exact scope of work have been distributed to for façade repairs and remobilization. When the bids have been received, Stillman representative Darek Chrzanowski will schedule a meeting with the Board to review and select a contractor to perform this work.
  - Garage and Carport: Lasser Law Group has completed its review of the contract for JWI (contractor) and JWI is now reviewing the modifications. JWI is submitting permit applications to the Town of Greenburgh this week. When this work begins, it will be necessary to temporarily reassign parking for cars in levels Building 400 P2 and P1 levels, and the Building 500 carport.
  - Loan: The Board is following up with Meridian Capital Group (loan broker) on the status of the loan.

- Building 400 Monte Carlo Room (MCR) Accessibility: window replacement is complete and motion sensitive lighting on the ramp is being installed this week. The Town of Greenburgh inspected the ramp and sent inspection approval to Fair Housing. Stand by for the grand opening.
- Building 500 Lobby Ramp: The selected contractor, Treacy Brothers, anticipates beginning lobby ramp installation work after the elevator work is completed.
- Building 400 P1 Storage Area: Town of Greenburg required the replacement of a pipe that ran through 11 storage units. We thank those unit owners for their diligence in emptying their storage room and patience over the two weeks it took to complete the project. The project is due to be completed on Friday, June 13.

The Board and High Point Management appreciate our residents' continued patience and understanding as essential maintenance and repairs take place throughout our community. We know the disruptions have not been easy, and we are grateful for your cooperation as we work to improve our shared spaces.

- Waivers:
  - Sale(s): 400-103, \$502,000, 2 bedroom, 2 bath  
500-401, \$405,500 2 bedroom, 1 ½ bath
  - Lease(s): 400- PH7 \$2575, 1 bedroom (renewal)  
500-PH7 \$2450, 1 bedroom (renewal)

### **3. Committee Reports: None**

### **4. Old Business**

- 400 & 500 Ceiling Repairs: On hold and will be addressed once a new Property Manager is on board.
- 500 Service Entrance: Metal sheeting approved by the board has been ordered and we await its delivery.
- 400 P3 Vestibule Area: Maintenance staff are waiting for one piece of chair rail to complete the work.
- Condo III Parking Spaces: 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.
- Fair Housing Training: Our two new board members, Sam Gische and Jeff Katz, completed the Fair Housing training as required by Westchester County.

### **5. Proposals: None**

### **6. New Business:**

Lynne Zeoli announced her decision to step back from the role of President of Condo III Board of Managers. Those of us fortunate enough to have worked with her know firsthand the depth of her knowledge and her devotion to owners as individuals, as well as to Condo III, and High Point of Hartsdale overall. We are grateful that Lynne has agreed to remain on the Board as a Manager, so that we all continue to learn and benefit from her experience and knowledge. On our behalf, and yours, the Board offers thanks.

As a result of Lynne's decision, a motion was made and approved unanimously to appoint Christine Dolan as President and Rayna Alperstein as Vice President of Condo Board III, and to appoint Jeff Katz to replace Lynne as a Condo III Representative to the Community Association.

The closed meeting adjourned at 8:09 PM.

The next open meeting will be held on Tuesday, July 8, 2025, at 7 PM in Building 500 Monte Carlo Room, followed by a closed Board of Managers meeting.

Respectfully submitted,  
Fredda Turnof  
Recorder of Minutes