

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

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

Also Present: Bujar Celaj, Property Manager, Stillman Management

The open meeting was called to order at 6:30 pm by Lynne Zeoli, who passed the President's gavel to Christine Dolan who has succeeded her as President of Condo III Board of Managers.

- Introduction of Board Members.
- Introduction of New Property Manager
The Board warmly welcomed **Bujar Celaj**, who joined High Point on June 30, 2025, as our new Property Manager. Bujar—who said we can call him "B"—brings six years of experience as a Property Manager in Putnam County. He has already started familiarizing himself with the property and has met several residents in his first few days. With so many residents, he looks forward to meeting everyone over time!
- Bujar provided an overview of the cause of Sunday's blackout:
 - Power outage was caused by a faulty wire running between Buildings 100 & 200.
 - He was alerted by Kenny and remained in communication with the team throughout the night.
 - Emergency lighting in stairwells and hallways is designed to last only 30–40 minutes to ensure safe exit.
 - Generators were deployed that night, supplying temporary power to stairwells, the Monte Carlo Rooms, and PTAC units for air conditioning.
 - Residents are encouraged to contact Optimum and Con Edison directly regarding their concerns about their service.
- Christine extended heartfelt thanks to the following individuals for their exceptional efforts that evening:
 - **Maintenance Team:** Kenny Raoul, Dave, and Chris—who worked tirelessly until **4:00 AM** to get heavy generators operational and assist residents. Their swift action brought lightning to stairwells and Monte Carlo Rooms during a critical time.
 - **Gatehouse Team:** Despite a service outage with Optimum, which impacted phones and computers, the Gatehouse staff quickly pivoted to manual operations, issuing guest passes and directing traffic in and out using the exit gate. They later removed gate arms to restore access through the visitor entrance.
 - **Jordan Farrell, Building 500 Resident:** Jordan exemplified High Point's community spirit by offering help to neighbors via word-of-mouth and the unofficial High Point of Hartsdale Facebook page started by Lucy Fischer of the Social Committee. We are proud to have neighbors like Jordan.
- Rayna Alperstein addressed building cleanliness, recycling, and the use of HP Work Order System:
 - Building(s) Cleanliness: Bujar and board members conducted a walk-through with the cleaning company's Operations Manager to identify areas needing improvement.
 - Recycling Requirements: In April, the Town of Greenburgh sent a letter reiterating the mandated requirements for separating garbage and several types of recycling materials (e.g., glass, plastic, metal). High Point could be fined for non-compliance and/or required to obtain a private carting service. Since these eventualities will result in higher CA fees, residents are asked to ensure proper separation and disposal of recyclable materials. Notices regarding recycling requirements have been posted in the trash rooms. However, to facilitate your compliance, detailed information is attached. For more information on recycling requirements, visit environment.westchestergov.com or call the Recycling Helpline at (914) 813-5425.
 - Work Order System: Residents are asked to use the *High Point Work Order System* for all concerns. This allows for orderly tracking of issues, and reduced call volume. Status updates are emailed to residents, and the Board receives monthly reports. To enroll, visit www.highpointofhartsdale.com. Directions for system use will follow after being updated by the website administrator.

- Pool Accessibility Project Update: Memo was distributed on July 2 to all residents with the current update. Per our Fair Housing settlement, the pool cannot reopen until accessibility enhancements are complete. Updates will be shared by Property Management and the Community Association (CA) as they become available.

Resident Open Forum:

- *What is Façade & Terrace repair project status?* We are still waiting for the contractors' bids for review and contractor selection by the board. Bujar is contacting Stillman's Management Office for a status update.
- *Does the office have a list of residents who have experienced water damage?* Yes, provided after the engineers' inspections were conducted.
- *What is the status of the loan, and do we have the interest rate?* The bank has recently requested additional information which is being gathered and submitted. The interest rate will be established when the loan has been secured. The monies collected in June (lump sum and 1st installment of 12-month payment terms) are going towards paying the outstanding vendor invoices for work completed as part of Phase I of 400 P3 Garage, 500 Carports, and 400 MCR Accessibility Ramp.
- *What can be done to ensure dogs are using the designated dog walk areas and are not on the landscaping? Is there a limitation on size of dog permitted?*
 - Residents must adhere to all High Point's Rules and Regulations regarding emotional support and service animals. Dogs must always be kept on a leash and utilize the dog walk areas. Owners are responsible for cleaning up after their dogs in the dog walk areas as well as inside and outside the buildings when 'accidents' occur. Animals are not permitted in landscaped areas, the fountains, the playground, nor are they allowed to be walked in the garages.
 - Please let the office know when you observe non-compliance. Notices will be sent to the resident(s), and for continued non-compliance, an administrative fee will be levied.
 - The law does not limit the size/weight of service and emotional support animals.
- *What can be done about pot smoke?* Smoking of any product is prohibited on terraces, public areas inside the buildings (e.g., halls, stairways, lobbies, laundry rooms, storage area/rooms, etc.), garages, all communal areas. Residents are not permitted to have odors escape into other units or building areas. Report issues to the office for follow-up.
- Resident suggestions for improvements which the office will investigate and review options with the board:
 - More frequent communications during emergencies, especially on weekends, using robocalls (this will be done!)
 - Purchasing a hand-held microphone for use during open meetings
 - Installing motion detectors in trash rooms
 - Replacing doorknobs with handles on laundry and trash rooms
 - Obtaining stoppers for laundry room doors
 - Clarifying requirements for certification of insurance for deliveries, move in and move out, etc.
- Landscaping Appreciation: Several residents praised the community's landscaping. Susan Ellis, CA Landscaping Committee, gave recognition to **Oscar** and **his team** for their work and ongoing dedication to enhancing our outdoor spaces.

The open meeting adjourned at 7:25 pm.

The closed Board of Managers' meeting was called to order at 7:30 pm.

1. Treasurer's Report

- A motion was made, seconded, and passed to accept the June 2025 Treasurer's Report dated 6/30/25.
 - Operating Account: \$ 57,848.04
 - Reserve Account: \$ 703,553.43

2. Manager's Report: See Old/New Business section

3. Waivers:

- Sale(s): Building 400-210, \$500,000, 2 bedrooms, 2 bathrooms.
Building 500-PH10, \$520,000, 2 bedrooms, 2 bathrooms.
- Lease(s): None

4. Old Business:

- 500 Elevator #1: We will provide a resident update in 2 weeks on START's (vendor) progress.
- 500 MCR: One PTAC unit required replacement, stopped working during intense heat wave.
- 500 Lobby Ramp: Treacy Brothers (contractor who installed 400 Lobby ramp) anticipates beginning work on 500 installation after the elevator work has been completed.
- 500 Service Entrance: Metal sheeting awaiting delivery.
- 500 Outdoor Ramp Door: Kickstand needs repair.
- Ceiling Repairs: 400 Lobby and 500 2nd Floor ceilings repairs complete.
- 400 P3 Vestibule: Piece of chair rail to be installed.
- 400 Monte Carlo Room (MCR) Accessibility: Releveling of dirt and landscaping to be done late summer.
- Assessment Projects:
 - Façade & Terraces: Bujar following up with Stillman Management on status of contractor bids for board review. Closed board meeting will be set up to review as soon as bids are available.
 - Garage and Carport: Lasser, legal counsel, has completed the rider section of JWI's contract. JWI can now prepare and submit the Town required permit applications.
- AC Unit Servicing: 400 Lobby AC faulty wire was replaced; took 5 days to repair due to the heat wave and high demand on HVAC company. To be proactive Maintenance is scheduling another HVAC cleaning and servicing to 400 & 500 lobby AC units.
- Annual Fire Extinguisher Inspection: Extinguishers in 400 & 500 passed inspection; no replacements required.

5. New Business:

- Cleaning Service: Ernesto, A&A Maintenance's Operations Manager, is collaborating with Bujar to address outstanding tasks and review the current contract.
- Appointment of Financial Secretary – Special Assessment: A motion was made, seconded and unanimously approved to appoint Sam Gische to work with Meridian Capital and the bank throughout the loan application and repayment process.
- Open Board Meetings: Monthly board meetings will begin with an open meeting at 6:30 PM, alternating between Buildings 400 and 500. There will be no meeting in August.
- Parking: A unit owner consistently occupying two spaces in the front of Building 500 will receive a written warning and potentially issue an administrative fine for non-compliance. Residents must use their assigned indoor or outdoor spots. Visitor, delivery, and contractor parking are limited.
- Safety: A recommendation was made for security guards to wear reflective vests and carry a flashlight. Bujar to address with the security company.

6. Committee Reports: None

7. Other: A "Welcome New Residents of Condo III" section is being added to our minutes. This month, we welcome

- Building 400: Harry & Terry Tarasiewicz
 - Building 500: Warren & Paulette Strietzel
- Please join us in welcoming our new neighbors!

The closed meeting adjourned at 8:17 pm.

The next open meeting will be held on Tuesday, September 9, 2025, at 6:30 pm in *Building 400 Monte Carlo Room (MCR)*. A closed board meeting will follow.

Respectfully submitted,
Mary Harper, Secretary

