

High Point of Hartsdale Condo III  
Board of Managers  
Meeting Minutes – October 14, 2025

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

Not Attending: Sam Gische

Also Present: Bujar Celaj, Property Manager, Garthchester Realty

The open meeting was called to order at 6:30 pm.

#### Introduction of Board Members

- Ira Shechter has been appointed to the Board for a term ending in May 2026.

#### President's Report

- The Board welcomes John and Dori Moore to Building 400 and Condo III.
- Garthchester and Stillman have merged, forming Garthchester Realty Associates.

#### Updates on Resident Suggestions

- Motion detectors have been installed in all Condo III trash rooms. Additional detectors were added to both buildings' second floors. Based on resident feedback, detectors in the 5th, 6th, and 8th floor laundry rooms of Building 500 were relocated to the ceiling.
- ADA-compliant handles have been installed on all laundry room doors. Installation on trash room doors is nearing completion.

#### Project Updates

- Elevator Modernization: 400 Elevator #2 modernization is complete. START Elevator will continue on-site reviews over the next two weeks to address any leveling and ride smoothness issues in both 400 & 500.
- Building 500 Lobby Ramp: Permits filed with the Town of Greenburgh remain under review. Resident communication and work scheduling will follow permit approval.
- Pipe Replacement Project: Completed. Outstanding tasks:
  - Installation of code-compliant railings at the second-floor service corridor exit. Until completed, the exit door will remain locked and marked with caution tape. To only be used by maintenance staff.
  - Landscaping and cleanup around the new wall will be managed by Susan Ellis, CA Landscaping Committee, and the Community Association (CA).
- Building 400 Garage & Carport (Phase II): Permits have been received. Plumbing began on P1 and P2 garage levels the week of October 6. JWI is scheduled to begin work in early November.
- Façade and Terrace Project: Bidding process continues.
- Assessment Loan: The Board continues working with Meridian Capital. The approval process continues to be more complex and lengthier, which is consistent with current lending trends. The final interest rate will be set when the loan is secured. Owners participating in the loan will be expected to begin payments January 1, 2026, at the interest rate quoted in March 2025. Adjustments will be made if the rate changes post-loan approval.
  - All outstanding vendor payments for completed Garage & Carport (Phase I) and 400 MCR outdoor ramp have been made. Payments for Phase I work, permits (Phases I and II) and 400 MCR are funded by lump sum and monthly installment contributions from non-loan participants. The Board reviews invoices and collected assessment funds monthly.
- 2026 Budget Planning is underway. The 2026 common charge increase will be discussed at the November open board meeting.

## Recent Repairs & Maintenance

- Building 500:
  - Leaks in 500 riser pipes (4 and 8 lines) necessitated wall openings in units and hallways. Leaks have been repaired. Wall openings are in process of being repaired.
  - A roof exhaust fan was replaced
  - One dumpster needed to be replaced; remaining 500 and 400 dumpsters were repaired, as needed.
- Building 400:
  - Due to a faulty meter box all laundry rooms were temporarily shut down (Sunday, September 21). Fattizzi Electric came first thing Monday morning to locate and replace the meter box by end of day.
  - Door sweep was ordered for new MCR door exiting to the ramp
  - Garage, P1,P2,P3 vestibules ceiling tiles were replaced. P3 vestibule missing chair rail section was installed.
- 400 & 500
  - Water heater maintenance was completed

## Safety Reminders

- Pedestrian and vehicular safety remain key concerns. Specific issues include:
  - Walking in the middle of roads, especially not facing traffic.
  - Entering through exit lanes and ignoring directional signs at Building 500
- Parking: Use only your assigned space
  - Do not occupy others' spots without unit owner permission, if not given permission the car will be towed
  - Due to ongoing construction, unassigned parking is limited

## Resident Q&A Highlights

- Positive feedback received for the new wall outside 500
- Clarification requested on water leak response after office hours:
  - Call the Gatehouse, who will contact on-call maintenance team member
  - Maintenance will assess and perform emergency shutoff, if needed
  - The unit owner is responsible for hiring a plumber
  - Suggestion was made to post on the unofficial High Point Facebook page for recommendations
- Engineer Selection – Repair & Maintenance Projects: The Board followed a comprehensive RFP process, led by Stillman's in-house engineer. Four qualified bidders were selected and reviewed, with interviews conducted for the top two. Lawless and Mangione were chosen. A prior study was conducted by Merit Engineering two years ago.
- Appreciation expressed for Bujar's prompt and thorough assistance
- Board and Property Manager will review the possibility of cleaning laundry room walls
- Board will explore illuminated directional signage for traffic flow in the Building 500 circle
- 500 3rd-floor storage room light will be re-checked for timing issues
- Inquiry about partial lump-sum loan payment; board will follow up with Sam Gische
- Request to power wash half walls around Building 500's parking area is planned post the Garage & Carport (phase II) repairs and maintenance are complete
- Trash cans have been ordered for garage levels P1 and P2.
- Suggestion to ban Saturday construction work was noted; this is a CA-level decision
- Request to install an automatic exit gate will be revisited with the CA

## Meeting Adjournment

The open meeting adjourned at 7:21 PM.

## Closed Board Meeting Minutes

Called to Order: 7:24 PM

### 1. Minutes

- September 2025 minutes were approved prior to resident distribution on September 15

### 2. Treasurer's Report

- a. A motion was made, seconded and passed to accept the October 2025 Treasurer's Report dated 10/09/2025.
  - I. Operating Account: \$17,123.22
  - II. Reserve Account: \$381,792.86

### 3. Manager's Report

#### Security & Gatehouse:

- The Property Manager continues to monitor and address resident concerns.

#### Project Updates:

- Façade Work: Awaiting bidder responses.
- Loan: Meridian Capital received all required documents (as of August 31). Another request was received last week; data is being sent over later this week.
- Building 500 Accessibility Ramp: Due to permit delays and limited indoor access during construction, a motion was approved to begin work as soon as permits are received, despite the holiday season

### 4. Waivers

- Sales:
  - Building 400-313, \$490,000, Condo flex
  - Building 500-708, \$474,500, Condo flex
- Leases: None

### 5. Committee Reports

- No reports this month.

### 6. New Business

- To potentially reduce energy costs, a trial period will begin to shut off roof exhaust fans in both buildings nightly from 8:00 PM to 6:00 AM, starting October 20, 2025, through January 1, 2026. Motion was made and approved.
- Management will review water heater maintenance contract terms
- 2026 Board Meeting calendar was discussed and aligned. Dates to be published later this year.

### 7. Proposals: None

Closed Meeting Adjourned: 9:12 PM

The next open meeting will be held on **WEDNESDAY, November 12, 2025**, at 6:30 pm in Building 400 Monte Carlo Room, because November 11 is a federal holiday. Meeting being held at 400 due to the 500-ramp construction. In 2025 the board meetings will alternate monthly between building 400 and 500.

Respectfully submitted,  
Mary Harper, Secretary