

High Point of Hartsdale Condo III
Board of Managers
Meeting Minutes – January 13, 2026

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

Not Attending: Ira Shechter, Bujar Celaj, Property Manager, Garthchester Realty Associates

The open Board of Managers' meeting was called to order at 6:32 PM.

The Board of Managers' President presentation:

- Highlights:
 - Our Property Manager, Bujar Celaj's wife, had a baby girl the other day. Her name is Parker Sofie Celaj. Condo III wishes his family all the best!
 - Building 500 Lobby Accessibility Ramp Project nears completion. The remaining tasks are: installation of stair treads, once delivered; replacement of a small area of carpet tiles and base molding, and replacement at contractor expense the mirror cracked during construction. Then, the chandelier will be recentered, and furniture arranged.
 - Work has restarted in Building 400 P3 garage and will continue as weather permits.
 - LED staircase lighting is being installed. Building 400 is complete and 500 will be done over the next two weeks
 - Building 400 MCR Outdoor Ramp: was not shoveled following the snowstorm. As this area is newly assigned for shoveling, its omission was an oversight not to be repeated in the future.
 - Loan: Legal counsel and broker are finalizing details; closing expected by February.
 - Façade & Terrace Project: The Board is meeting tomorrow with Lawless & Mangione (our engineering firm) to review contractor bids. We anticipate the work will start in April, weather permitting.
 - Parking: Reminder to use only your assigned parking spot. Visitor and contractor parking is extremely limited throughout the complex.

- Unit owner questions:
 - What is the interest rate for the loan? The rate is determined five (5) days before closing.
 - The duration of motion activated lighting in Building 500's third floor storage room continues to be problematic. We will ask the Maintenance Team to adjust for longer illumination.
 - Can we get a garbage bin on 400 P1 vestibule? Three were ordered and received, one for each vestibule. However, one has been misplaced. We'll have a temporary wastebasket put in P1.
 - Can we have the trash rooms paint touched up due to the installation of the motion detectors? Painting touch-ups will be done over the next month where needed within the communal areas in both buildings.
 - After work is completed in the garage, will it be painted? Is the lighting in P1 & P2 going to be upgraded? Yes, to both questions. In addition, this phase of the project includes rebar and concrete replacement where necessary.
 - Is the original project scope remaining or has the project list been adjusted? There has been no change to the projects agreed to and communicated to owners in February 2025.
 - Can large deliveries in Building 500 resume? Yes
 - The 400 MCR outside door closes slowly. Can this be adjusted? The door closing timing is based on ADA requirements for handicap/disabled people to have time to get into the MCR.
 - A unit owner suggested a weighted product which helps keep drafts from windows and doors to a minimum. It is called "Draft Dodger" and can be purchased from Amazon.

The open meeting adjourned at 6:43 PM.

The closed Board of Managers' meeting was called to order at 6:50 pm.

1. **Minutes: December** 2025 minutes were previously amended and approved.
2. **Treasurer's Report: Not** available.
3. **Manager's Report**

Projects & Issues Updates:

- **Elevators:** Building modernizations have been completed. However, there are still various issues arising since completion. Start Elevator has been onsite daily since mid-December investigating current issues, and payments are being withheld pending satisfactory completion of work. In process.
- **Buildings 400/500 Garage & Carport Project:**
 - Garage & Carport. December asbestos testing passed. The contractor, JWI, and Lawless & Mangione (L&M) have been onsite daily the week of January 5th. JWI working in the first section P3-Spots 312-322.
 - Antenucci will install hot water filtration and mixing valves in both buildings, as required by the New York State Plumbing Code, during the week of January 12th, beginning with building 400.
 - Awaiting electricians (Fattizzi) estimate for the P1 and P2 overhead garage lighting; and anticipate receiving it the week of January 19th.
- Façade & Terrace Project: Contractor bids have been received. Meeting with the Board and L&M to review bids which will take place on 1/14/2026.
- Building 400 MCR Accessibility: Ramp has been completed but the Westchester Commission of Human Resources has advised that residents(s) requested accommodation for a canopy. Shop drawings for the canopy were submitted to Whitelaw Architects by Treacy Brothers for review. The cost of the canopy and the timing of its installation are to be determined.
- The lights for Building 400's front circle, outdoor pole, and lobby vestibule were not working. Fattizzi determined that the problem was with the outdoor pole. The front circle and lobby vestibule lights have been repaired; once the snow has melted, they will address the outdoor pole.
- Building 500 Accessibility Lobby Ramp: Ramp is completed. The Town of Greenburgh Building Inspector approved the staircase framing on 1/7/2026. Open items to be completed: 1. Waiting for stair treads (will match MCR stair treads), 2. Base molding and carpet tile replacement installed, 3. Front circle curb cut with site pad for accessibility is planned for Spring 2026. Cracked mirror to be replaced at no cost.
- Building 500 Pipe Replacement: Railings installed December 2025. Plantings last item before project's full completion which will take place in Spring 2026.
- Loan: Awaiting revisions to commitment letter based on Lasser Law Group review and request for changes to be approved by the bank.

4. Waivers:

- **Sale(s):** Building 400-PH12, \$490,000, 2 Bedroom Condoflex.
- **Lease(s):** Building 500-413, \$2675, 1 Bedroom Deluxe (renewal)

5. Committee Reports: None.

6. Old/New Business:

- Sharon Jeffrey resigned from her position as Treasurer. The Board thanks her for her years of dedication and service in this position. Sharon will remain a Board member.
- A motion was made, seconded and approved unanimously to appoint Sam Gische Condo III Treasurer, effective immediately.
- Extermination: Arrangements have been made for JP McHale exterminator to service *common areas only* in buildings 400 & 500 the second and fourth Tuesday of each month for the next six months due to the garage and carport project. Regular services will continue the first and third Wednesday as arranged by the Property Management Office.
- Common area smoke detectors checked monthly by the maintenance team.
- Awaiting post office removal of green transfer mailboxes as notified by the mail carrier.

Building 500:

- Dumpster received in late December 2025
- Lobby vestibule heater replaced
- New “Keep Right” sign delivered on 1/12/2026 and will be installed in the 500 circle fountain.
- 500 LED stairwell light installation in progress

Building 400:

- LED stairwell light installation completed.
- Install split system in the elevator room to control the temperature. 500 system installed in 2025.

7. Proposals: None.

The next meeting will be a closed meeting to be held on Tuesday, February 10, 2026, at 4:00 PM in Building 400’s Monte Carlo Room.

Respectfully submitted,
Mary Harper
Secretary