

**High Point of Hartsdale
Condo III Board of Managers Meeting - Closed
Tuesday, February 10, 2026**

Present: Rayna Alperstein, Christine Dolan, Sam Gische, Mary Harper, Sharon Jeffrey, Ira Shechter

Not Present: Susan Ellis, Irwin Lackowitz, Bujar Celaj, Garthchester Realty Associates

Also Present: Kenny Chevalier, High Point Superintendent

The meeting was called to order at 4PM.

Board President shared updates while the Property Manager is on leave:

Projects and Issues:

- 500 Lobby Accessibility Ramp Project: The color of the stair treads is incorrect; a replacement tread will be ordered. Floors are scheduled to be cleaned, and furniture will be reinstalled during the week of February 9. Additionally, in 500 the installation of a front circle curb cut for accessibility, including a sight pad, is planned for Spring 2026. A sight pad will also be installed in 400 circle.
- 400 Garage & 500 Carport Project
 - Work was suspended by JWJ, the contractor, from December 27 to February 6 due to a winter storm and extremely low temperatures. Work resumed on Monday, February 9, at 400 P2, as daytime temperatures increase.
 - Fattizzi Electric is currently finalizing the new lighting installation at 400 P2 and will proceed to P1 upon completion.
 - Antenucci Plumbing is continuing the installation of hot water filtration/mixing valves in 400, as mandated by NYS Plumbing Code. Once this work is completed, installation will commence at 500.
- Façade & Terrace Bid Process: The Condo III Board and Property Manager met with Lawless & Mangione's (L&M) project leads on January 14th. L&M returned to contractors for final bids, which are expected soon for Board review and contractor selection.
- 400 MCR Outdoor Accessibility Ramp Canopy: Architect submitted required drawings to Westchester County Fair Housing.
- Assessment Loan: The loan closing was rescheduled for Monday, February 23 at the bank's request. Steve Lasser, the Condo III attorney, will oversee the closing process and will attend the open board meeting on Tuesday, March 10.

Treasurer's Report

- A motion was made, seconded and unanimously approved to accept the Treasurer's Report for the period ending January 31, 2026.
 - Operating Account: 57,369.17
 - Reserve Account: 329,628.23
- There was also a discussion, and an agreement to invest our reserve funds in treasury bills to gain higher interest than in the money market in which it is currently invested. A plan for doing so will be presented at the Board's next meeting.

Waivers

- Sales: 400/409: \$435,000, 2 bedrooms, 2 baths
500/309: \$435,000, 1 bedroom, 1 bath
- Leases: None

Old Business

- Building 500: Resident requests:
 - 3rd Floor Storage Room: duration of motion activated lighting adjusted for longer illumination. The equipment is now at the maximum duration possible.
 - Stairwells LED lighting installation completed

- Building 400: Once weather conditions improve and the snow has melted:
 - Circle outdoor pole electrical repair will be completed
 - Elevator Room electrical split system installation, 500 system installed in Fall 2025

New Business

- Board Changes: Lynne Zeoli has resigned from the Board of Managers Condo III for personal reasons. The Board expresses gratitude to Lynne for her many years of dedicated service as Board member and President, and for her continued support to the community.
 - The Annual Meeting will be held on Tuesday, May 12; we have (4) Board positions up for election
- Hot Water Issue: Residents have experienced intermittent hot water temperature issues due to ongoing Con Edison electrical work in Greenburgh. These temporary service interruptions affect our digital heating systems, and unfortunately, High Point does not receive advance notice of when disruptions occur. In addition, in building 500, a hot water pump has been replaced to resolve hot water issues in units 1 to 8 throughout the building.
- To reduce electrical costs for heating and air conditioning in the common areas, a motion was made, seconded and carried unanimously to install 36,000 BTU split system units in the Monte Carlo Room and Lobby of both 400 and 500. The HVAC contractor's (Carey and Walsh, Inc) proposed costs of approximately \$50,000 will be paid from the reserve fund as anticipated in the current budget. Energy cost savings of 40% are anticipated over the next couple of years with the new system.
- A motion was made, seconded and carried unanimously to remove all mirrors in the lower lobby of building 500 to accommodate the installation of the new system, and to skim and repaint the wall behind the removed mirrors.
- A motion was made, seconded and carried unanimously to replace hot water heaters 1 and 5 in building 500 at an anticipated total cost of \$44,000. These heaters have outlived their life expectancy of 15 years.

Proposals: None

Next month's meeting is an open meeting, on Tuesday, March 10 @ 6:30 PM, in the Monte Carlo Room of building 500. Condo III's attorney, Steve Lasser, will be present to answer questions regarding payments under the loan.

The meeting adjourned at 6:30 PM.

Respectfully submitted,
Mary Harper, Secretary