

High Point of Hartsdale Condo III
Board of Managers
Meeting Minutes – March 10, 2026

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

Also Attending: Bujar Celaj, Property Manager, Garthchester Realty Associates
Stephen M. Lasser, Esq., Lasser Law Group

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

Stephen M. Lasser, Condo III's attorney and lead loan negotiator, provided a report on the assessment loan.

- After thorough search by the Board and Garthchester Realty Associates(Garthchester) for best terms, the Board selected Popular Bank.
- The Board and Popular have agreed upon a 15-year flexible rate loan. The initial rate, to be set at time of closing, is likely to be between 6.5 and 7 percent.
- For residents who have chosen the loan option, loan payments will commence on May 1, 2026. The exact monthly amount, including assessment, interest, and fees, will be communicated to each resident during the week of March 30, 2026.
- The assessment includes the same projects, and the estimated capital requirement of \$10 million has not changed since it was announced in February 2025. The actual cost will be finalized once *all the projects* are finished and all vendors are paid, which is expected to take about 12 to 14 months.
- A prepayment option will be available twice a year in the minimum aggregate amount of \$100,000. The Board will provide 60-day notice of prepayment period. Prepayment will NOT decrease the monthly payment due under the loan. It will shorten the period for which payment is due.
- Each unit's assessment amount must be paid. Effective May 1, 2026, in the event of sale, for current owners participating in the loan, the loan stays with the unit. The buyer then has the same prepayment rights as indicated above.

Unit Owner Questions on Other Topics

- When will work begin on facades and terraces? The projected start date is June 2026.
 - The board and Garthchester are meeting with our engineers, Lawless and Mangione (L&M), over the next two weeks to select the contractor.
 - The Board will resurvey ALL units using a questionnaire similar to the questionnaire distributed in 2024 to confirm the current scope of work before work begins.
 - The work is anticipated to take 9 – 12 months, weather depending.
- Will there be a new curb cut outside building 500? Yes, a wider and centered cut with detectable warning pad for the visually impaired will be installed in warmer weather, since this requires pouring concrete.
- What is the status of the pool? The Community Association (CA) anticipates opening on Memorial Day and has contracted with the pool manager previously used. The CA will provide further information.
- The High Point flag is in tatters and of the wrong size. The resident recommends either removing or replacing the flag. Garthchester will follow up with CA Board.
- A laundry room light in Building 400 does not stay on long enough. Gathchester will follow up. However, everyone should use the High Point website system to report maintenance issues for repair.
- Can the robocall system and email notifications be reviewed, since some residents are not receiving them? The Management Office will continue to investigate issues related to robocalls and email notifications. The Office receives reports from the system listing residents who got the calls and whether they answered or the call went to voicemail. If you do not receive a given robocall or voicemail, please contact the Management Office. Management will follow up with CA and unit owners who advised of an issue at the meeting.
- Can START, the elevator company, check on loud banging noise in the 500 elevators? Property Manager will investigate with START.

- Garage issues
 - 400 P3 Spot 325 continues to have a water issue. The waterproofing contractor will investigate.
 - 400 P2 request to have shrubbery overhanging the P2 level garage ramp trimmed. The Property Manager and CA Landscaping Committee will review the issue.

The open meeting adjourned at 7:17 PM.

The closed Board of Managers' meeting was called to order at 7:25 PM.

1. Minutes:

- a. February 2026 minutes were previously amended and approved.

2. Treasurer's Report:

- a. A motion was made, seconded, and passed unanimously to accept the March 2026 Treasurer's Report dated 03/10/2026.
 - i. Operating Account: \$ 13,286.07
 - ii. Reserve Account: \$ 330,132.73
- b. The Treasurer advised that approximately \$967,000 from the assessment loan will be reimbursed to the Condo III Reserve Account for completed and paid projects.

3. Manager's Report:

Projects & Issues Updates:

- a. **Common Area Split System Installation:** On 3/9/2026 Carey & Walsh and Treacy Brothers started installing new electrical split systems in the Building 500 Lobby and Monte Carlo Room; Building 400 installation is next. These upgrades aim to improve energy efficiency.
- b. **Building 500 Lobby Accessibility Ramp Project:**
 - i. Correct stair treads ordered, anticipate delivery and installation shortly.
 - ii. John Treacy, contractor, to provide a start date for the installation of the building 500 curb cut with detectable warning pad.
- c. **Building 400 Garage & Building 500 Carport Project:**
 - i. JWI, contractor, resumed work on 400 Garage P1 on 3/9/2026. The project had been put on hold because of recent snowstorms, which required using outdoor areas temporarily for residents and snow plowing.
 - ii. Fattizzi Electric is currently in last phase of new lighting installation at Building 400 P1 and P2.
 - iii. Antenucci Plumbing is continuing installation of hot water filtration/mixing valves in Building 400. Minor electrical work required by Fattizzi Electric due to relocation of a water heater to install the water pumps. Once this work is completed, installation will commence at Building 500.
- d. **Façade & Terrace Bid Process:** Condo III Board, Property Manager and Lawless & Mangione's (L&M) project leaders will have a Zoom call on 3/11/2026 to review contractors' final financial bid submissions.
- e. **Building 400:**
 - i. Outdoor electrical pole repair to be scheduled with Fattizzi Electric. This repair will resolve the 400 Lobby vestibule lighting outage.
 - ii. Elevator room electrical split system installation being scheduled. 500 system installed in fall 2025.
 - iii. Architect submitted required drawings to Westchester Fair Housing for canopy for 400 outdoor ramp.

Common Area Carpet and Furniture Cleaning(400 and 500): awaiting vendor estimates.

4. Waivers:

- a. Sale(s):
 - i. Building 400-PH6, \$415,000, 1 bed, 1 bathroom
 - ii. Building 400-PH5, \$497,000, 1 bed, 1.5 bathroom
 - iii. Building 500-612, \$504,000, 2 bed, 2 bathrooms
 - iv. Building 500-703, \$525,000, 2 bed, 2 bathrooms
 - v. Building 500-709, \$440,000, 1 bed, 1 bathroom
- b. Lease(s):
 - i. Building 400-301, \$2840, Condoflex (new)

5. Committee Reports:

- a. None.

6. Old Business

- a. Building 500 Pipe Replacement: Two (2) Board members will meet with Lifeway Contracting, landscaper, to develop a plan for plantings.
- b. Emergency Preparedness Guide: At the 2/24/2026 CA Board meeting, Condo III advised of residents' request for an updated emergency plan. The CA Board will update the Community Plan with input from Hartsdale Fire Department.
- c. Emergency Communications information was posted in the buildings' mailrooms and elevators. Condo III unit owners also received a door drop on 3/3/2026.

7. New Business

- a. Condo III Board will research solutions for limitations on reverse mortgages.
- b. A Condo III Board Member Committee will work on updating the Condo III Rules and Regulations, last updated in 2019. This will be reviewed by the full Board for input and approval.
- c. Condo III will have four vacancies to fill at the next Annual Meeting scheduled for May 12, 2026, 500 MCR. Garthchester will distribute the Notice of Annual Meeting and Candidate Recruitment form to unit owners during the week of 3/30/2026.

8. Proposals:

- a. Ivkoscic Painting's estimate of \$46,277.00 (includes tax), which honors its original 2025 bid for the same work was reviewed. After discussion, a motion was made, seconded and carried by a vote of seven to one to approve and authorize Ivkoscic to begin the work.
- b. Lasser Law Group proposed that the Board initiate legal action against the lender and estate of an owner with significant accumulating arrears. After discussion, a motion was made, seconded and carried unanimously to initiate this action.

The next closed meeting will be held on Tuesday, April 14, 2026, at 4:00 PM in Building 400 Monte Carlo Room.

Respectfully submitted,
Mary Harper, Secretary