

High Point of Hartsdale Condo III
Board of Managers
Meeting Minutes – April 14, 2026

Present: Rayna Alperstein, Christine Dolan, Susan Ellis, Sam Gische, Mary Harper, Sharon Jeffrey, Irwin Lackowitz, and Ira Shechter
Also Attending: Bujar Celaj, Property Manager, Garthchester Realty Associates
Guests: Don Covert – Jean’s Waterproofing, Ken Chevalier, Superintendent of High Point

The guest portion of the meeting was called to order at 4:00 PM.

400 Garage & 500 Carports Phase II Project: Project Contractor, Don Covert of Jean’s Waterproofing, provided an update on work being performed:

- The waterproofing efforts in the garage have reached approximately 80% completion. They are utilizing the existing holes in the walls for the injection process, which helps maintain structural integrity.
- In the 500 carport area, the team is working on the epoxy injections, also using existing injection holes.
- It is essential that all areas are thoroughly watertight before proceeding to the next step of concrete work. This ensures the effectiveness of subsequent repairs and improvements.
- Plans are in place for the installation of new drains with slight pitching of the floors to mitigate water puddling. Use of existing weep holes will also be maximized in this process.
- Lighting upgrades in Building 400 P2 are anticipated to be finished by 04/17/2026. The next step is completing improvements on the P1 level.
- Power washing the carport wall, and painting, striping parking lines, and numbering spaces in the garage and carport will be done to finalize the appearance and functionality of the area.
- The initial project timeline was estimated at one year ending this summer. However, progress was affected by adverse winter weather conditions, which have caused some delays.

The closed meeting was called to order at 4:32 PM.

1. Minutes:

- a. March 2026 minutes were previously amended and approved. However, those minutes did not clarify the work being performed by Ivkosic Painting. That omission is corrected in item 3 below.

2. Treasurer’s Report:

- a. A motion was made, seconded, and passed to accept the April 2026 Treasurer’s Report dated 04/09/2026.
 - Operating Account: \$ 231,579.74
 - Reserve Account: \$ 444,191.75
- b. Condo III’s 2025 Financial Statement is being finalized by the accounting firm, Bloom & Streit LLP.

3. Manager’s Report - Projects & Issues Updates:

- a. **400 & 500 Painting Laundry Rooms & Chute Rooms:** Work commenced on Monday, April 13. Work includes removing wallpaper, spackling, puttying, and painting a total of 28 rooms. TediMatts will also be installing tracks under the washing machines to avoid shifting.
- b. **Building 400 Elevator Split System:** Installation completed. Building 500 was completed in Fall 2025.
- c. **400 & 500 Lobby and MCR Split Systems:** Installation completed.
- d. **500 Plantings:** The Community Association has approved the Landscaping Committee’s proposal with Lifeway Landscaping. Planting will begin when nurseries have the plants in stock.
- e. **Building 400 MCR Accessibility:** Whitelaw Architects submitted canopy drawings for Fair Housing approval; awaiting feedback and final approval to commence installation.

- f. **400 & 500 Façade & Terraces Project:** On March 26, the Board, our Property Superintendent, and Lawless and Mangione Engineering completed interviews with the three (3) final bidders. The board selected New Amsterdam for this project. New Amsterdam anticipates a timeline of 10–12 months for completion. Start date is contingent upon the preparation and signing of the contract and securing town permits.
- g. **Hot Water Filtration and Heating System:** Installation of the filtration system is finished in building 400; installation in building 500 began on 4/9/2026. In addition, replacement of electrical wiring in building 500 heaters was completed. Together these changes will enhance delivery of clean and consistently heated water to the units.

4. **Waivers:**

- Sale(s): Building 400-PH6, \$415,000, 1-bedroom deluxe, fireplace, covered parking
Building 400-PH5, \$497,000, 2-bedroom, corner, covered parking
- Lease(s): Building 400-401, \$3,075, 2-bedroom Condo flex, covered parking (renewal)

5. **Old Business:**

- a. Notice regarding the Annual Meeting and the Board of Manager Candidate Statement form were distributed on April 10, 2026. Condo III has four (4) board vacancies. Completed Candidate Statements must be submitted to the Management Office by no later than 12 noon on Friday, April 24, 2026.
- b. Elevators: Management continually addresses complaints and issues with START, elevator company. Current elevator issues provided by board members:
 - Building 500's elevator (car #2) makes scraping and slight beeping noises between floors 6 and 7, and squeaks between floors 2 and 3. Management will contact Start Elevator to address these issues.
 - Property Manager will investigate the amount of time elevators pause at certain floors.If service does not improve, the Condo III board will consider a vendor change.
- c. 500 MCR Internet: A new router has been ordered with expectation of it being installed later this week.
- d. Internet Service: The Property Manager will investigate the cost savings and potential service improvement from Optimum to Verizon FIOS. Will be discussed at the Community Association (CA) Meeting.
- e. Residents must adhere to *all* High Point Rules and Regulations. Recent complaints have been received concerning Service and Emotional Support Dogs and Smoking:
 - Service and Emotional Support Dogs: All residents and guests must comply with rules for emotional support, service, and visiting animals. Dogs must be leashed and use designated dog walk areas. Owners must clean up after their dogs inside and outside the building. Animals are *not allowed* on grass, landscaped areas, playgrounds, or to be walked in the garages.
 - Smoking of any product is prohibited on terraces, indoor public spaces (e.g., halls, stairways, lobbies, laundry rooms, storage area), garages, and communal areas. No smoking is allowed within 20 feet of building entrances.
 - Notify Management Office of non-compliance. Violations will result in administrative fees. A copy of the Condo III Rules and Regulations can be obtained from the office.

6. **New Business:**

- Irwin Lackowitz has resigned from the HP III Condo Board due to relocation. The Board expressed its appreciation for his years of service.
- A couple of residents in buildings 400 & 500 have proposed formation of a “Welcome Committee” for new Condo III residents. Mary Harper, Board Member, will meet with the committee to develop ideas for review with the full board. In the interim, the High Point Community Association Social Committee has scheduled a Newcomers Coffee Hour on April 24 in the evening.

7. **Proposals:** None.

The closed meeting adjourned at 6:13 pm.

The next meeting is the Annual Meeting and will be held on Tuesday, May 12, 2026, at 7:00 PM in the building 500 Monte Carlo Room.

Respectfully submitted,
Mary Harper, Secretary