

High Point of Hartsdale Condo III  
Board of Managers  
Meeting Minutes – May 12, 2026  
Annual Meeting

Present: Rayna Alperstein, Christine Dolan, Susan Ellis, Sam Gische, Mary Harper, Sharon Jeffrey, Frances(Frankie) Shahar and Ira Shechter

Also Present: Bujar Celaj, Property Manager, Garthchester Management  
Stephen M. Lasser, Lasser Law Group  
Vanessa Rodriguez, Lasser Law Group

The Annual Meeting of Condo III was called to order at 7:05 pm.

**Election of Board Members:**

Stephen M. Lasser thanked residents for voting and announced the election results for Condo III's Board.

- Stephen Lasser confirmed that the election process was conducted in compliance with the association's bylaws and applicable regulations.
- The 2026 election was for (4) open seats. In 2027 there will be seven (7) seats up for election.
- A quorum was not reached.
- Stephen Lasser, Vanessa Rodriguez, Bujar Celaj and Andrea Scarlett counted votes. James Harper was our Inspector of Elections.

Ira Schechter and Frankie Shahar, nominees, ran unopposed and were appointed to serve on Condo III's Board of Managers for a 1-year term as there was no quorum. They will assume their roles effective immediately and will serve in accordance with the governing documents of the association.

**President's Address:**

- Board members: Thanked Sharon Jeffrey for her years of service to the Condo III Board and introduced Frankie Shahar as the newest member of the Board.
- Maintenance Team Change: Raul has retired after many years of service to High Point. We thank him and wish him well. On May 4<sup>th</sup>, Mike Blake, joined the Maintenance Team.
- 500 New Plantings: The landscaping in front of building 500 has been completed. We thank Susan Ellis, Rayna Alperstein and our landscaper, Oscar and the Lifeway Team, for their hard work.
- 500 Lobby Ramp and Curb-cutout: Awaiting delivery of the correct color stair tread to complete the project.
- Monte Carlo Rooms Wifi: Building 500 is now operational. Building 400's requires electrical work and is being addressed.
- The Laundry and Chute Rooms: Painting project has been completed. The project took a week longer than anticipated due to required sheetrock replacement identified when laundry machines were removed. Minor punch items to be completed.
- U.S. Flag (Community Association (CA) issue): A new U.S. flag for the pool area has been delivered to address a concern raised at a previous open meeting. The rope needs to be replaced, which requires assistance from the Fire Department. The installation should be completed this week.
- 400 Garage & Carport Project:
  - Garage Lighting: Level P2 has been completed; P1 completion anticipated end of this week
  - Outdoor Lighting: 500 2<sup>nd</sup> level Carport next area to install new lighting
  - 400 Storage Units: Commence waterproofing, epoxy injection and required steel beam fireproofing.
- Façade & Terrace Project:
  - New Amsterdam, contractor, is meeting with the Board this Thursday to provide a project update. Filing of the required Town Permits are in process. Project is anticipated to take 10-12 months.
  - Residents will be notified in advance when the work reaches your line, all items must be removed from the balcony.
  - PTAC units can be used while the project is ongoing. The contractor will provide a filter covering. For

privacy during the project, we recommend keeping shades closed when work is occurring on your line.

- Loan: The assessment payback will start on 6/1/2026. You will be notified of your assessment amount and the interest rate. Those who pay by electronic debit will need to contact either your bank or Kliknpay to increase your ACH (debit) amount to include the assessment. Your statement from Garthchester will reflect both the Assessment Payment and Common Charges.

#### **Resident Q&A:**

- What is the process to have a broken garbage pail replaced in the laundry room? Put in a work order or notify the office.
- How can we resolve the continuous issues with the elevators? An example is Building 500 left side elevator has a very loud and bangs on certain floors. Management Office will have the elevator company look at it.
- Is there a way to access the pool other than the stairs? Yes, a new lift system was put in place.
- As part of the Façade Project will PTAC units be sealed? Yes, caulking includes all PTAC units and all windows.
- A resident shared that Building 500 has a mice problem. Management has already contacted the exterminator, JP McHale, who will be on site Monday, May 18, to inspect and provide preventive treatment in the common areas of Buildings 400 and 500, including placement of glue traps and bait stations in all common areas and around both buildings' exterior. Residents who see mice activity in their units should contact the Management Office to schedule an exterminator visit.

The Board takes this issue seriously and is addressing it promptly. This is a shared problem, and we are all part of the solution. Residents are reminded to rinse recyclables before disposal in trash room and compactor room recycle bins, to protect your own unit by never leaving your door ajar and by sealing open food items, and to refrain from leaving pet food for stray animals around the perimeter of the buildings.

- A unit owner advised she was denied refinancing by her current bank because of the assessment. She was advised to try another bank or mortgage broker, as other residents have refinanced successfully since the assessment has been in place and units continue to sell. The assessment ends at the end of the loan period, fifteen years.
- Residents are reminded to use the official High Point of Hartsdale Work Order system, not the unofficial High Point Facebook page, as a notification vehicle to have issues resolved. Residents are also reminded that the Condo III minutes are also available on the official High Point of Hartsdale website.

The Annual Meeting adjourned at 7:55 pm.

#### **Closed Board of Managers' Meeting:**

Present: Rayna Alperstein, Christine Dolan, Susan Ellis, Sam Gische, Mary Harper, Frankie Shahar and Ira Shechter

Also Present: Bujar Celaj Property Manager, Garthchester Management  
Stephen M. Lasser, Lasser Law Group; Vanessa Rodriguez, Lasser Law Group

The closed Board of Managers' meeting was called to order at 8:05 pm.

#### **Election of Officers for 2025-26:**

- A motion was made, seconded and passed unanimously, for the following officers.
  - President: Christine Dolan
  - Vice-President: Rayna Alperstein
  - Treasurer: Sam Gische
  - Secretary: Mary Harper

- A motion was made and seconded to appoint Ira Shechter and Frankie Shahar for a one (1) year term.

*\*Stephen Lasser and Vanessa Rodriguez departed the meeting after the officer elections.*

- 1. Minutes:** The April 2026 meeting minutes were previously approved and delivered to residents.
- 2. Treasurer's Report**
  - a. A motion was made, seconded, and passed to accept as amended the May 2026 Treasurer's Report dated 05/08/26.
    - Operating Account: \$ 136,314.97
    - Reserve Account: \$ 1,469,004.39
- 3. Manager's Report – Projects and Issues Updates:**
  - a. The Property Manager continues to monitor and address resident complaints with the Gatehouse staff.
  - b. Elevators: Elevator modernizations have been completed. However, there are still various issues arising since completion. The office will monitor incoming issues and complaints. In Process.
  - c. Façade and Terrace Project: AIA contracts have been drafted by New Amsterdam, reviewed by Lawless & Mangione. Lasser Law is in the process of reviewing the contract.
  - d. 400 Outdoor Ramp: Revised canopy drawings were submitted by Whitelaw Architects for approval by Westchester County Human Resources as required following residents' calls to Westchester County Fair Housing. Cost estimates are being determined.
  - e. Hot Water Mixer & Filtration Project: Building 500 installation commenced 4/9/2026.
- 4. Waivers:**
  - Sale(s): 400-408, \$315,000, 1 Bedroom Deluxe, w/covered parking  
500-703, 525,000, 2 Bedroom Deluxe Corner with covered parking space in Building 400
  - Lease(s): 400-506, \$2700, Renewal, 1 Bedroom Deluxe with covered parking  
500-605, \$2700, Renewal, 2 Bedroom Condo flex
- 5. Committee Reports:** None
- 6. Old/New Business:**
  - A motion was made and seconded to invest the cash reserve with Popular for a money market account at 3.1%- and 13-week CD at 3.5%- and 26-week CDs at 3.5%. Motion passed unanimously. A blended approach ensures we have immediate cash for emergencies while locking in slightly higher rates on a portion of the funds.
  - The auditors, Bloom & Streit, are in the process of finalizing the Condo III 2025 Financial Statement.
  - The Community Association (CA) Board met with Invictus, a vendor working with Con Edison to identify countywide energy-saving opportunities. Invictus presented potential equipment installation options for High Point. Further research is needed to assess feasibility, Con Ed financing, and discussions are ongoing.
- 7. Proposals:** Mary Harper and resident Paulette Strietzel proposed forming a Condo III Welcome Committee to welcome new Condo III residents. Beginning next month, the committee would include 5 volunteers and would offer a welcome visit, informational materials, and a small welcome gift at an annual budget of \$500. A motion was made, seconded and passed unanimously to proceed with a Condo III Welcome Committee

The closed meeting adjourned at 9:31 pm.

- 8. Addendum**

- On May 14, the Board discussed the 400 P/1 storage units requiring phase II waterproofing, epoxy injection and fireproofing which requires several storage units to be emptied out. The Management Office will be working with impacted residents on this next step.
- In this session, in response to persistent resident complaints, it was determined that the pedestal and vase in the 500 lobby will be moved back to the lower lobby area and will be replaced by the table for a three-month period. If, as in the past this generates new complaints about safety issues caused by packages being left on and around the table, the Board will reassess the situation at the end of three months.

The next closed meeting will be on Tuesday June 9, at 4:00 pm in the 400 Monte Carlo Room.

Respectfully submitted,  
Mary Harper, Secretary