

High Point of Hartsdale Condo III
Board of Managers
Meeting Minutes – June 9, 2026

Present: Rayna Alperstein, Christine Dolan, Sam Gische, Frankie Shahar, and Ira Shechter
Not Attending: Susan Ellis, Mary Harper
Also Attending: Bujar Celaj, Garthchester Realty Associates
Andrea Scarlett, Garthchester Realty Associates

The closed meeting was called to order at 4:11 PM.

1. Treasurer's Report:

- The Treasurer advised \$1.3 million of the reserve funds have been invested across a money market, 13-week and 26-week CDs.
- A reconciled ledger was not available for May 2026.

2. Manager's Report – Project and Issues Updates:

Security/Gatehouse/Incidents:

- The Property Manager reported that WatchGuard representatives will meet with the CA Board at its next meeting on June 23 to discuss ongoing Gatehouse challenges and complaints.
- **Building 400 & 500 Garage & Carport:**
 - JWI (contractor) continues progress on the 2nd level carport and 400 storage areas' waterproofing and fireproofing. Phase II 400 Storage areas' to commence in a few weeks.
 - Fatizzi (electrician) installing new LED lighting on the 2nd level carport the week of 6/22/2026.
- **Building 400 & 500 Façade & Terraces:**
 - New Amsterdam (contractor) contracts are under final legal review and are expected to be signed shortly.
 - Permit application has been filed with the Town of Greenburgh.
 - Once permits are obtained, residents will be notified of the project commencement date, the specific locations of where New Amsterdam will start and timing of when residents will be required to clear their terraces.
- **Building 400 MCR Outdoor Ramp Canopy:** Whitelaw Architects has submitted the requested drawings for a ramp canopy to Westchester County Commission of Human Rights, awaiting their feedback and approval. Once drawings are approved, the contractor will be able to provide the board with the cost estimates.
- **Building 400 & Building 500 Hot Water Filtration Projects:** Installation in both 400 & 500 has been completed.
- **Exterminator:** JP McHale has placed in Building 500, one Smart Box in the Hot Water Heater Room, and two additional Smart Boxes are being added in the Compactor Room. The Maintenance Team ordered a new door sweep for the building 500 compactor room and been sealing identified openings in common areas in both 400 & 500. The exterminator's bi-weekly walkthroughs of Condo III's common areas will continue.

3. Waivers: None

4. Committee Reports:

- Welcome Committee: A few committee members will meet with the Property Manager to establish a notification process to the committee of new residents' move in dates.

5. Old Business:

- Board members in Building 400 and residents have requested the bushes to the exit of the 400 P2 garage be trimmed back for better sightlines and safety.
- The 500 replacement lobby stair treads will be delivered and installed within the next 3 weeks.
- Our new Board member is in the process of signing up for the required Fair Housing training.

6. New Business:

- At residents' request, the Board agreed to replace the carpeting in the 400 and 500 elevators with heavy-duty rubber flooring like the lobby stair treads. The new flooring will improve sanitation and provide tactile warning for visually impaired residents.

7. Proposals: None

The closed meeting adjourned at 5:58 pm.

The next open meeting will be held on Tuesday, July 14, 2026, at 6:30 pm in 500 Monte Carlo Room.

Respectfully submitted,
Fredda Turnof
Recorder of Minutes