

High Point of Hartsdale Condo III
Board of Managers
Meeting Minutes – September 8, 2026

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

The open meeting was called to order at 6:30 pm.

The HP III Board President gave an update and overview of on-going projects and then the meeting was opened to unit owners' questions.

Maintenance Team Update: Following the completion of the 90-day probationary evaluation period, it was determined that Mike Blake was not the right fit for the maintenance position. He has left High Point, and management is in the process of filling the vacancy.

400 P1 and P2 Storage Area Repairs: All storage units are now accessible. JWI has completed the waterproofing, fireproofing, and floor-crack repairs in the P1 and P2 storage units.

- Miller Storage will return the offsite storage items on September 15 and 16. A notice will be sent to the 400 residents tomorrow.
- Only those residents who paid for help moving or storing the contents of their storage unit in MAY, before Miller was engaged, can be reimbursed by submitting the required form to the Management Office.
- Residents who left items in the storage-area hallways are asked to return them to their assigned storage units before Tuesday, September 15.
- One remaining item is epoxy coating for the corridor floors affected by the crack repairs; the floors inside individual storage units will not be epoxied. Since epoxy work is not weather dependent JWI will dedicate its resources now to the carport, and will return in late January 2027 to epoxy. This work is expected to take four to five days. During that time, both the P1 and P2 storage areas will be closed.

500 Upper-Level Parking: JWI removed old paint from the walls and will begin painting and numbering. Rain has delayed progress. Once the work is complete, residents will be notified when they may move their cars back to the upper lot.

- Vehicles in spaces 701–710 will then need to relocate temporarily so the remaining 2nd level carport column repairs, painting and remaining upper-wall painting can be completed.
- Residents in spaces 701-710 with an official NYS Parking Permit for People with Disabilities should notify the office immediately so accommodation can be made on where the temporary space will be located.

Elevators: Condo III's new elevator provider as of August 8 is Midtown Elevator which also services Condo I. Midtown has inspected our elevators, found repairs needed and is working to resolve.

Owner Questions and Answers Session:

- A unit owner reported that her assessment had been billed twice and that she had not received a response from Garthchester's finance office. The Property Manager explained that account information is being uploaded into the new Vantaca system and that Garthchester's Finance Office is working to resolve related issues. However, because the HP Management Office now has access to the finance module in Vantaca, residents should contact or visit the HP Management Office directly for assistance with account concerns, NOT the main Garthchester office.
- A resident asked whether the Gatehouse could more promptly post "out of order" signs on elevators and contact the on-call superintendent when issues occur on the weekend, noting that a person was stuck in an elevator over a weekend and that signs were not posted afterwards. The Property Manager continues to advise the Gatehouse staff and their supervisor to contact him on weekends so issues can be addressed and appropriate notification to residents by posted signs or emergency robocalls can be made. He will speak to them again.

- A resident reported to a worker in the garage that a slight pipe leak over her car in space 400 P2 space 212 requires repair. The Property Manager said he would check on the matter and follow up with the unit owner.
- A resident asked when the 400, Line 11 façade and terrace work would begin as they were notified weeks ago to prepare for the work. Management stated that there were some issues at the beginning in getting started, however, pre-work had begun hanging the scaffolding and engineer inspections. They are moving forward on making the repairs this week. Management also noted the need for additional communication about project status.
- A resident asked whether robocalls could be sent earlier in the day, so unit owners have time to follow up with questions before the office closes. Management stated that it will try to send robocalls earlier, when possible, while noting that project information/updates are sometimes not received until later in the day.
- A resident asked when the Clubhouse HVAC unit would be replaced. The Community Association (CA) approved the replacement proposal at the end of July, and the order was placed in early August. Delivery typically takes one to two months. This item is a CA matter.
- A resident noted that some residents do not pull their vehicles fully into a parking space, making it difficult for fire trucks to maneuver through the complex. The resident also suggested designating certain parking spaces for compact cars only (a couple of spots at building 100 are compact only) to improve safety for large emergency vehicles traveling up and down the hills. Management will raise this issue at the next CA meeting later this month.
- A resident asked about the purpose of the recent floor cut-outs in the 500 upper-level parking lot. Management stated that L&M and JWI are inspecting these areas to confirm that drainage water is flowing properly and to identify any needed repairs.

The open meeting adjourned at 6:55 pm.

The closed meeting was called to order at 7:03 pm.

1. Treasurer's Report:

- a. As of 7/31/26, the Operating Account balance was \$62,851.77 and the Reserve Account's was \$1,397,068.60.
- b. Estate of Deceased Unit Owner: The foreclosure settlement surplus of \$66,297.34 was received, less \$9,000.00 in legal fees, for a net recovery of \$57,297.34. This concludes the multi-year effort to recover unpaid common charges. The \$57,297.34 will be added to a current CD up for renewal.

2. Manager's Report: Projects & Issues Updates:

- a. **Building 500 Fresh Air Vent Pipe Repair:**
 - Antenucci Plumbing will replace a cracked portion of the 500 building fresh air cast iron vent pipe the week of 9/14/2026.
- b. **Building 500 3rd Floor Storage Area:**
 - Antenucci Plumbing will install a new cast iron drain line and connect it to the gravity drains serving the dehumidifier units to prevent flooding. Residents assigned to storage units #61 and #62 have been notified that access is required for the repair. Work is scheduled to begin Wednesday, 9/9/2026 and is expected to take 3 days.
- c. **Building 400 & 500 Façade & Terraces: New Amsterdam**
 - On Tuesday, 9/8/2026, work will proceed with 400 Line 11 and Line 3 (bedroom side only) and Building 500 Line 4 (bedroom side only). Residents received one week's notice of the scaffolding move date. Two workdays were lost due to rain, and the intervening Labor Day weekend moved the start date from 9/3/2026 to 9/8/2026.
- d. **Building 500 Upper-Level Parking and 2nd Level Carport:**
 - JWI removed old paint and repaired wall cracks in the accessible areas and will begin painting and numbering the week of 9/8/2026 in the upper lot. Once that work is complete, residents will be notified to return their cars to the upper lot. Vehicles in spaces 701-710 will then need to move to temporary spaces allowing JWI to complete the 2nd level carport column repairs and remaining upper

wall cracks repairs, and painting.

- **Elevators:**

- Midtown Elevator has found a few issues that they resolved and are working on issues as they arise. A request was made to have them check Building 500, Elevator #2, because it failed to open on 1.

- e. **Con Ed:**

- As of 9/9/2026, we are still awaiting confirmation from Con Ed when crews will return to complete the additional main entrance work and repair the temporary paving.

3. **Waivers:**

Sales: Building 500-412, \$525,000, 2 Bed, 2 Bath
Building 500-211, \$480,000, 2 Bed, 2 Bath
Building 500-PH6, \$459,000, 1 Bed Deluxe
Leases: Building 500-710, 2 Bed, 2 Bath, \$3,470. renewal
Building 500-310, 2 Bed, 2 Bath, \$3,430. renewal

4. **Committee Reports:**

- Condo III Welcome Committee is asking the Property Manager for more support in obtaining timely notice of new residents' move in date.

5. **Old Business:**

- At unit owners' request, the Board agreed at the 6/9/26 meeting 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.
 - After review and discussion of the two proposals received, a motion was made, seconded and carried unanimously to accept Burke Enterprises' proposal for installing rubber tactile flooring in the 4-elevators in the amount of \$5,343.97. Management will schedule the installation for October.
- JP McHale reports minimal to no activity in the 400 & 500 common areas. Holes continue to be filled as they are identified.
- Building 500 fountain repair completed.

6. **New Business:**

- On September 3, the HP III Condo Board provided lunch for the Management, Maintenance, and Porter teams in appreciation of their hard work.
- The Condo III President notified the Property Manager and CA President in writing that the building 500 2nd level parking area requires paving repair. The work will be planned for 2027 due to the spaces currently needed for temporary parking during Condo III projects.
- A few Board members will meet with the Garthchester Finance Team on September 17, to prepare a preliminary 2027 budget for discussion with the full board at the October 13 closed meeting.
- Our current intercom system and the robocall system are outdated; one issue is allowing only a limited number of area codes. Now that residents use cell phones with many different area codes this is presenting issues. The Property Manager provided an overview of a potential intercom replacement. The Board had some questions for follow-up. He was asked to obtain proposals for a new robocall provider, including One Call. The Property Manager will be discussing these topics with the CA and the other Condo Boards, as well.
- Property Manager has been in discussions with both Verizon and Optimum, our current common area internet and phone provider, to obtain pricing proposals. He is also continues to speak with our Optimum representative on service issues. The Board had some questions for follow-up.

The closed meeting adjourned at 8:35 pm.

The next meeting will be a CLOSED meeting, held on Tuesday, October 13, 2026, at 4:00 PM in the building 500 Monte Carlo Room.

Respectfully submitted, Mary Harper, Secretary