High Point of Hartsdale Condo III
Board of Managers
Meeting Minutes – October 13, 2026

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

Also Attending: Bujar Celaj, Property Manager, Garthchester Realty Associates
Ken Chevalier, Superintendent, High Point
Raymond John, Assistant Property Manager, Garthchester Realty Associates
Jessica Cirulnick, Finance Dept., Garthchester Realty Associates
Ayman Zibak, L&M Engineering
Ruben Reinoso, L&M Engineering
Ralph Los, New Amsterdam

The closed meeting was called to order at 4:03 pm.

- L&M Engineering and New Amsterdam representatives shared an update on the Façade and Terrace Project:
  - Ayman Zibak and Ralph Los reported that work is progressing as planned, with no unexpected findings.
  - Ralph Los confirmed the tops of all the terrace railings are being painted.
  - Going forward, New Amsterdam's foreman will update management on each day's staffing.
  - New Amsterdam has completed (2) lines in Building 400, and (2) lines in Building 500 and the solid walls at the rear of Building 400 and front of Building 500.
    - Residents will be provided 1 – 2 weeks notice of when work will begin on their line. Any resident with a particular concern to be addressed by this project should alert the Management Office once notified that work on their unit is going to start.
    - Residents must remove *all terrace items before work* begins on their line. Failure to do so delays the project and will result in an administrative fine. New Amsterdam is not responsible for moving items.
    - Residents leaving for the winter must clear their terraces and notify the office.
    - Work will continue through the winter as weather permits. Remember that high wind, extreme cold, rain and snow will cause temporary cessation of work; and that engineer and/or town inspections of the project will happen periodically. When these inspections are underway the actual work stops until the inspection activity is over.

- Jessica Cirulnick of Garthchester Realty Associates' Finance Department reviewed Condo III's preliminary 2027 budget.
  - Condo III 2027 budget cannot be finalized until the Community Association (CA) budget is finalized and Condo III's CA contribution is determined.
  - The financial data upload to Vantaca is expected to be completed by October 31, 2026, enabling financial reports to be generated.
  - The draft reserve budget for 2026-2036 was reviewed and will be updated.

The guest portion of the meeting adjourned at 5:17 pm.

1.Treasurer's Report:

- The financial report was not available. Sam Gishe did report the balance of the reserve of $1,543,556.21 as of 9/30/2026.

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

a. Repairs and Maintenance Projects (September 9 – 29):

- 500 Fresh Air Vent Pipe Repair: A new section of cast-iron pipe was installed.
- 500 Main Water Shut-off Valve: The valve was replaced.

- 500 3rd Floor Storage Area: New cast-iron drain line was installed and connected to the dehumidifiers' gravity drains to help prevent flooding and mold.
- 500 Hot Water Heater Replacement: Two hot water heaters installed in 2009 were replaced. Hot water heaters require replacement every 12 to 15 years.
- 500 Walkway Lighting: A new LED fixture was installed to improve visibility along the walkway to the 2nd level carport and dog-walk area.

b. Building 500 Upper-Level Parking and 2nd Level Carport (JWI):

- The 2nd level carport water pipes were jetted to remove buildup and debris, and repairs were completed to restore proper drainage.
- 2nd level carport and upper-level parking area painting are nearly complete.
- Sections of upper-level carport repairs will begin on Tuesday, 10/13/2026. The completion date will depend on the extent of repairs.
- Management office continues to coordinate with residents' movement of cars back into permanent spaces and those needed to move to temporary parking.
- Don Covert, JWI Project Lead, will attend the closed portion of 11/10/2026 Board meeting for a project update.

c.Garden Wall and Circle Columns: Within the next 2 weeks, JWI will begin repair and caulking the base of the entrance columns at Buildings 400 and 500. JWI will reinforce the two garden walls at the Building 400 entrance with carbon rods including painting areas repaired. Both entrances will remain accessible during work.

d.Backflow Preventer Installations:

- Building 400: Installation is complete and passed the town plumbing inspection on 9/28/2026.
- Building 500: Installation requires a new drain in the main water room and a connection to an underground water pipe, requiring excavation in front of upper-carport space 506. Antenucci is coordinating with the excavator, and work is expected to begin within 2 weeks.

e.Building 400 MCR Outdoor Ramp: Fair Housing approved the canopy drawings and materials for the outdoor ramp, and Treacy Brothers filed the permit application and drawings with the Town of Greenburgh. The canopy is a post-installation retrofit requested through the Fair Housing office by a resident. The estimated project cost is $78,000.

f.Building 400 and Building 500 New Elevator Flooring: On Monday, 10/19/2026, Burke Enterprises will install heavy-duty rubber flooring in Buildings 400 and 500. Installation will take approximately 3-4 hours per building. During the work, one elevator in each building will remain operational. Crews will work simultaneously in Buildings 400 and 500.

g.Building 400 Storage Area & Garage: Residents were notified on 9/8/2026 and 10/1/2026 that all items must be removed from the storage area corridors and garage following completion of the waterproofing, fireproofing, and crack repair project. Stated in the 10/1/2026 memo and in accordance with the rules and regulations, residents were advised they must remove these items by Monday, 10/12/2026. Any items remaining after the deadline will be discarded.

h.Elevators Maintenance: Management continues to meet with Midtown Elevator regarding operational issues.

i.Lobby and MCR: The split systems have been switched from air conditioning to heat at 70 degrees. The setting will be adjusted for winter months.

j. 2027 Board Meeting Dates: The 2027 Condo III Board of Managers meeting schedule was approved.

Proposals:

a.Building 400 and Building 500 Emergency Generators: Both portable emergency generators must be replaced at a cost of $15,800 for the units plus shipping and tax totaling $17,056.25. During a major power outage, they will supply electricity to the Monte Carlo Rooms, hallways, and stairwells in buildings 400 and 500. A motion was made to purchase the generators once clarification is provided on the duration and scope of the power generated and of the details of storage of gasoline to fuel the generators.

b. Building 400 and Building 500 Common Area Cleaning: A proposal was received from Bowerman Cleaning Services for carpet cleaning in all hallways and MCR and Lobby and MCR furniture. Total costs are: Building 400, $5805.16 and Building 500 $8582.45. A motion was made, seconded and approved unanimously to accept this proposal, but to postpone the work until May when the façade and terrace work is completed.

c.Internet & Phone Service Providers: The Property Manager solicited proposals from Optimum and Verizon for provision of these services for the MCRs, lobby cameras and intercom. After a review of the cost comparison, a motion was made, seconded and approved by a vote of four to three to select Verizon.

d.Intercom Replacement: In response to resident complaints concerning intermittent outages and limitations to the area codes compatible with the current system, the Property Manager solicited and received a proposal from Fleetwood Lock for an internet based replacement of the current system to address these issues. Following review and discussion of the proposal, a motion was made, seconded and approved unanimously for the internet based replacement supporting call only service.

Waivers:

Sales: Building 500-412, $525,000, 2 Bed, 2 Bath
Building 500-506, $420,000, 1 Bed, 1 Bath

Committee Reports: None

Old Business:

- Trash/Chute Room: Some residents, or their aides and/or visitors are disregarding trash and recycling guidelines by discarding unrinsed food containers and leaving cardboard boxes intact. Residents are asked to help keep these newly refurbished areas clean, organized, and pest-free and to ensure that visitors, aides, and other household staff follow these guidelines. Signs will be reposted in the Chute Rooms and Laundry Rooms within the next 2 weeks.
- Assistant Superindent: Interviews for the Assistant Super position are underway.
- Parking Safety: The Board will follow up at the October CA meeting on a resident's proposal to reserve a couple of visitor spaces for compact cars, making it easier for fire and delivery trucks to turn within the complex.
- Clubhouse: The vendor expects the manufacturer to deliver the new HVAC unit in mid-November.

New Business:

- Laundry Rooms: The Management Office will follow up on missing or malfunctioning TediMatts clocks.

The closed meeting adjourned at 6:38 pm.

The next open meeting will be held on Tuesday, November 10, 2026, 6:30 pm, Building 500 Monte Carlo Room.

Respectfully submitted,
Mary Harper, Secretary