High Point of Hartsdale Condo III
Board of Managers
Meeting Minutes – November 10, 2026

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

The open meeting was called to order at 6:31 pm.

Vice-President's Address:

- Garthchester is using a new platform, Vantaca. The cash balances at National Community Bank (NCB) have not migrated properly to the new system yet. Our Treasurer, Sam Gische, has been able to obtain and track the reserve account balances transferred to Popular Bank. Please contact the office if you need help setting up your Vantaca account to manage your maintenance, ensure your common charges are correct, and request repairs.
- The Town of Greenburgh has a new emergency alert system. Please sign up using the blue post card you received in the mail. Those with disabilities must separately register for emergency assistance with the Hartsdale Fire District by phone at 914 949-2325 or in person at 300 West Hartsdale Avenue.
- JWI, our contractor for garage and carport repairs has completed repairs and painting of the lower carport as well as the uncovered portion of the upper carport. Vehicles have returned to their assigned spots in these completed areas. Work on the covered portion of the upper carport, including reinforcement of columns, waterproofing and painting is now underway and vehicles have been assigned temporary parking elsewhere. Completion of this work around spots 504-506 will be impacted by the backflow preventor installation, which will require excavation in this area.
- JWI has also been proactive in testing and identifying repairs needed at the entrances to both buildings. Caulking and repair of the entrance columns and wall at Building 500 are complete. Work is underway to address cracks in the Building 400 entrance columns and garden wall reinforcement. When this work is completed a detectable warning pad, like that at 500, will be installed.
- There are new floors in all elevators.
- New Amsterdam continues to work on the facades and terraces of both buildings. Remember, the scaffolding moves only after an engineer and contractor inspection certifies that repairs are complete in a given line. Therefore, the timeline can change if additional repairs are required.

Unit owner questions:

- Two residents in Building 400 expressed concerns over repairs made to their terraces. The Property Manager, New Amsterdam Principal and High Point Superintendent will jointly visit these units this week.
- Residents in building 400 reported wallpaper drooping from the wall facing the elevators on floors 2,3,and 4. Bujar Celaj reported that this is related to investigation of a leak currently being addressed. When work on the leak is completed, and the wall is dry, the wallpaper will be repaired.
- Building 400-trash rooms are crowded with garbage. They need signage. The signs concerning trash room rules are ready to be reposted in the immediate future.
- Building 500 still has a mouse issue. The Property Manager reported that Condo III still has an enhanced contract for exterminator visits. Although the exterminator cannot use poison, bait stations and smart boxes have been placed outside and are regularly monitored for activity. However, it is the unit owners' responsibility to call the Management Office to schedule an exterminator visit and to be at home when the exterminator arrives.
- A unit owner asked how long it takes to receive reimbursement. Once proof of an approved expense has been entered into Vantaca by the Management Office staff the turnaround time for reimbursement is 15 to 30 days.

- A unit owner mentioned that the Board should arrange uniform elevator lobby decoration on each floor of both buildings. The Board will take this suggestion under advisement.
- A unit owner suggested folding chairs be added to each Laundry Room. Upon review, this cannot be done because it is a fire code violation.
- In Building 500 the owner of storage unit #71 on the 3rd floor reported a mold problem in that unit several weeks ago. The Management Office will check into this.
- How long will the work continue into the winter months? Work can continue until the temperature consistently falls below freezing.
- There will be a unit owner meeting on 12/1/2026, 6:30 pm to discuss the 2027 Budget.

The open meeting adjourned at 7:05 pm.

The closed meeting was called to order at 7:15 pm.

1. **Treasurer's Report:**
    a. The Treasurer reported that the reserve account has a total balance of $1,571,647.14 as of 10/31/2026.

2. **Manager's Report:**
    a. **Repairs and Maintenance**
        i. Elevators
            - Meetings are ongoing with Midtown Elevator regarding elevator operation issues. The bouncing reported in building 400 has been discussed with them.
            - Installation and waxing of new floors in all Condo III elevators is complete.
        ii. Compactor Rooms:
            - Building 400 Compactor Dumpster: Trinity Welding & Boiler will reinforce the bottom of the dumpster and reinstall the casters this month.
            - Building 500 Compactor Gate: Working to repair the gate to close fully and lock.
            - Building 500 Compactor Exhaust: The maintenance team will be installing a new motor.
        iii. Building 500 Backflow Preventer Installations (Antenucci):
            - The next step is to excavate in front of the upper carport space #506 and install a new drain.
            - Backflow preventer installation will follow timing of which is coordinated with plumber, JWI and excavator.
            - All backflow equipment is on-site.
        iv. Buildings 400 & 500 Emergency Generators:
            - Two new portable emergency generators have been received. They will provide temporary emergency power during a power outage for lobby and stairwell lighting; and lighting, heating/air-conditioning in MCRs.

    b. **Projects & Issues Updates:**
        i. Building 500 Carport : JWI continues to make the repairs in the upper-level covered carport.
            - Residents assigned to spaces 501-515 have been moved to temporary parking. The completion date will depend on the extent of repairs.
        ii. Buildings 400 & 500 Entrance Concrete Repairs & Caulking (JWI):
            - Building 500 Entrance Columns: Completed concrete repairs and caulking.
            - Building 400 Entrance Columns: Repairs and caulking underway.
            - Building 400 Entrance Garden Walls: Reinforcement of both walls with carbon rods and crack repairs are underway.
            - Building 400 Entrance Floor: Additional crack repairs and caulking replacement are needed. Once the floor cracks are fixed, an ADA compliant site pad will be installed with the same color as the one at Building 500.

iii. Façade & Terrace Project (New Amsterdam): Status of façade and terrace repair:

Building	Completed Lines	Currently working on Lines	Moving to Lines
400	11,3,2-(partial)	2,12,1	*
500	4,5,7,12-(partial)	12,6	*

iv. New Intercoms:

- New intercoms have been ordered, and Fleetwood Lock has installed the new wiring. The existing phone lines must remain active until the new equipment arrives so that the current intercoms continue to operate. Once the equipment is ready for installation, we will transition to Verizon for the MCRs and intercoms as approved by the Board on 10/13/2026. "How to Use" instructions will be provided to residents via a door drop.

v. Building 400 Outdoor Ramp Canopy

- Negotiation between the Treacy Brothers, the architect and town are ongoing

3. **Waivers:** None

4. **Committee Reports: None**

5. **Proposals: None**

6. **New Business:**
   a. A motion was made, seconded and unanimously approved to distribute the November 2, 2026 town of Greenburgh posting on signup for its new emergency alerts system AND The High Point of Hartsdale Emergency Communications memo with The Condo III November Board minutes
   b. A Community Safety Reminder memo regarding driving, walking and parking was reviewed and approved for distribution. The Property Manager will remind Gatehouse staff to wear reflective vests when patrolling the property at night.
   c. Consideration of additional lighting in the lower visitor parking area outside Building 400 was postponed until work om the facades and garage and carport is completed.

The closed meeting adjourned at 8:15 pm.

The next open meeting will be held on Tuesday, December 1 at 6:30 PM in the Building 500 Monte Carlo Room to review the budget for 2027,

Respectfully submitted,
Mary Harper, Secretary

Attachments (2)

HIGH POINT OF HARTSDALE

EMERGENCY COMMUNICATIONS

Please review the following communication procedures for town-related or High Point complex emergencies, such as water main breaks or power outages.

Dial 911 first for all medical emergencies and for fire or smoke—24 hours a day, 7 days a week.

- Give the 911 operator the address, unit number, and type of emergency.

Emergency Assistance for People with Disabilities
People with disabilities or their caregivers should arrange for emergency assistance by registering directly with the Hartsdale Fire District:

- Call the Hartsdale Fire Department at 914-949-2325, or
- Visit its headquarters at 300 West Hartsdale Ave.

High Point Response During Emergency Incidents
Weekdays:

- After receiving a report, a maintenance team member will investigate the issue.
- For internal problems, residents will be notified of the planned repair steps.
- For external problems, management will contact Con Edison or the Town of Greenburgh for updates. Agency response times vary, and return calls may not be immediate. Once *verified* information is available, the office will share updates by robocall and email, and post notices in elevators and the mailroom.

Evenings, Weekends, and Holidays:

- After receiving a report, the Gatehouse will contact the on-call maintenance team member, who will investigate and gather information about the issue.
- Maintenance will try to reach a management team member to request a robocall. This depends on management availability, as management staff are not required to be on call during evenings, weekends, or holidays.

Gatehouse Phone: 914-761-5560
Please be patient when calling the Gatehouse. Phone lines are limited, and staff may be assisting visitors. High call volumes may cause delays.

Additional Resources
Residents are encouraged to use the following external resources for **real-time updates**:

- **Con Edison Power Outages:** Report an outage directly to Con Edison so the issue is logged and tracked and you can receive automatic status updates, including estimated restoration times. Use one of the following methods:
  - Website: www.coned.com — report an outage or view the outage map.
    - **Phone:** 1-800-752-6633
  - **Text:** Send OUT to 688243 to report an outage, STATUS for updates, or HELP for assistance.
- **Town of Greenburgh:** Monitor the Town's official website and social media channels for updates on municipal incidents, such as water main breaks.
  - **Website:** www.greenburghny.com — click Alerts.
  - *See the Town of Greenburgh information that follows for instructions on signing up for emergency notifications.*

NEW Town of Greenburgh Emergency Alerts Sign-Up

Below published on www.greenburghny.com – November 2, 2026

The Town of Greenburgh uses the *CivicReady AlertSense* notification system to send residents, visitors, employees, and businesses early warning and time-sensitive information during an emergency. The system now covers Police Department alerts, Department of Public Works (DPW) emergency alerts, and Town emergency alerts. Water department messages including minor outages and water main breaks will ALSO continue to be available at http://www.greenburghny.com/water or by calling 914-989-1900. Any widespread water outage or boil water advisor will be transmitted through Alertsense.

What you'll be alerted about

Emergency alerts are sent for events that present a significant risk to health, safety, property, or general well-being, including:
- Imminent or perceived threats to life or property
- Disaster notifications
- Evacuation notices
- Public health or safety emergencies
- Significant or widespread water main breaks or outages
- Major roadway closures

Emergency alert groups are reserved for emergencies only. Routine, administrative, and promotional messages are never sent through them, so that when you receive an emergency alert you know it's genuine and urgent. General Town information is sent through a separate group you can opt into if you'd like it.

Three ways to sign up

1. Text to join — text a keyword below to 38276
2. Online — https://public.alertsense.com/SignUp/?RegionId=1695
3. Mobile app — download the CivicReady myAlerts app

Adding your mobile number is the fastest way to receive an alert, and we encourage every household and business to register one.

Keywords to choose your alerts

You can join any group by texting its keyword to 38276:

Message Group	Text Keyword	Use
Police Department	Police911	Notifications of incidents or events which present a significant risk to public safety or health
DPW Emergency Alert	DPW911	Widespread water main breaks or other emergencies affecting local infrastructure or services
Greenburgh Town Messages	Greenburgh311	Messages related to office closures, event announcements, and other general information

How you'll receive alerts

Alerts can reach you by text message, email, the myAlerts mobile app, or voice phone call, based on the preferences you set. Alerts are sent in English and can be received in other languages based on your preference.

Voice calls will display the caller ID "Town of Greenburgh" and the number 914-537-8482. If you call that number back, a recording of the alert will play — it is a playback line only and is not staffed.

Quick Sign up QR Code