

**Annual Meeting  
Minutes  
May 16, 2017**

**Present:**

**Matt Alfieri, President, Treasurer**

**Michael Variano, Vice President**

**Anne McKissick, Treasurer**

**Jim Brady, Secretary**

**Harriet Klugman**

**Clair Moore**

**Anatoly Tchadliev**

**Joel Braverman**

**Howard Ball**

**Also Attending:**

**Daniel Finger, Partner, Finger & Finger**

**John Bonito, Garthchester Realty**

**Bruce Wahrman, CPA, Sheer & Jampol, LLC**

**Jason Braun, Property Manager**

**Suzanne Kavanagh, Administrative Assistant**

Resident volunteers Diane Clutchker, Netta Sloboda, Sheila Resino, Linda Motelson, and Ester Quinn will be counting votes, and accountant Bruce Wahrman will be overseeing. Request for approval. Approved.

Motion to approve 2016 annual meeting minutes. Approved. Motion to waive reading of said minutes. Approved.

**Welcome (Matt Alfieri)**

Welcome everyone. I just wanted to let you all know that one of our fellow Edgemontonians, Leon Guthertz was recently recognized on Channel 12 news as a World War II veteran.

(Applause).

**Finance Update (Anne McKissick)**

We had our five year plan meeting last week so this will just be a quick update. We gave a balance update. From 2012 to 2017 our bank balance went from \$250,000 to \$514,000 as of December 31, 2016. This amount includes the \$370,000 we need to have in reserve which would cover three months of operating expenses. It also includes the \$148,000 savings for capital projects we are planning for this year and future years. As of April 28, 2017 our bank balance is \$589,000 after paying \$40,000 so far toward the roofing project. We've been looking at changes over the past ten years, the fees now compared to ten years ago have increased by

2.125% which is in line with inflation. We are looking at the next five years of line items. We are going to have an engineer in to use their expertise to determine what needs to be done when and that information will feed into the budget. We will have to set priorities on certain projects and for that we will turn to the unit owners for answers. Whether we do that through Survey Monkey or additional meetings, we will have to decide.

Last fall we instituted a lien process for fees over 120 days due. We've worked with Garthchester to set up reminders for arrears and our lawyer, Daniel Finger, to institute liens. As a result our arrears are down to less than 1%. Please note that if you have your payments on auto-pay through your bank: Garthchester has changed their P.O. Box so your payment will be returned. You have to make the change through your bank. Please call Adele at Garthchester Realty (914)-725-3600 x103. She will be waiving the late fees for people who call and let her know they have had their payment returned due to the new P.O. Box.

### **Matt Alfieri**

Last Thursday we published a letter from the president of the Board. If you did not receive it please see Jason or Suzanne. One Call Now has been live for a year now, please make sure you are signed up.

The letter was addressing concerns that are financial driven. It was about fact vs. fiction, there's a lot of misinformation on social media, and emails that were very concerning and alarming. I want to be very clear- I find this very irresponsible and disingenuous. Whoever is sending it out is claiming that Edgemont is anti-democracy and in danger of a potential financial crisis. This is causing our residents and people outside of Edgemont to doubt our financial health. The past three years for me have been about honesty and integrity and I'll be the first to admit my shortcomings. If any of you would like to have a private conversation I would welcome that. Bruce from Sheer & Jampol, our accounting firm, and Daniel Finger, our attorney are here. Both can attest to our financial health. We have a licensed CPA sign off on our annual report every year, they can lose their license if they attest to something that is not true.

As for the lawsuits, I hope this upcoming year there will be less time spent on lawsuits and more time spent on this organization. (Applause). I will say it again, this Board does not fund lawsuits (with the exception of liens). These lawsuits are a private matter, they are none of my business, and frankly they are none of your business. This is not sponsored by the board, not encouraged by the Board. I'm hoping the year ahead will be more enjoyable than the year prior.

## **Buildings & Infrastructure Update (Michael Variano)**

An update on the church drain, we are hoping to award the job to an engineer at tonight's executive session. Also the Con Edison gas meter project is supposed to begin in the third quarter of this year, which would mean between July and September. I will be emailing Con Edison this week again to try and gather more information, they have been reluctant to give out information thus far because the project was too far out.

Q: What information are you looking for from Con Edison?

A: I'd like a schedule of the work, what exactly they're going to do and when they're going to do it. This project will effect parking, gas will have to be shut off in units, we need this information before the work begins.

Q: How many RFQs went out for engineers? How many came back?

A: Three RFQs went out to Calvi, Tauscher, and Annunziata. All three came back but Annunziata did not want to touch the drain. We had a very difficult time finding engineers. We contacted much more than three but many said "no thank you" or ignored us.

Q: Is there a reason why the engineers don't want to work with us?

A: They did not give a reason. Maybe it's because these are not big jobs, engineers are used to being asked to bid on much larger projects. Also, there will be no repeat business with us. Another reason could be that if the company does not think they will win the bid, they won't even waste time bidding.

Anne McKissick: I just wanted to clarify that the first time the church drain was fixed, the church did the repair, not Edgemont.

Michael Variano: Yes. It was the impression at that time that the problem was not Edgemont's responsibility. A leak was discovered, there was a lot of back and forth, and it eventually went to court. Our insurance company lost the case in court. Edgemont had to pay the \$2500 deductible, the insurance company paid the rest. The church then hired a company to do the repair.

Howard Ball: Without anyone taking offense, I'd like to single out Michael Variano. My feeling is that Mike has probably done more work here than anyone else. (Applause)

## **Social Committee Update (Matt Alfieri)**

A few weeks ago we had a Spring Buffet thanks to Morey Storck. Morey and I have a few more things planned out for the upcoming weeks, we will be sending out emails with all of the information. We had a nice turn out at the Spring Buffet. We have lots of activities planned that are community oriented.

## **Residents Committee Update (Joel Braverman)**

We had a meeting last Thursday, six or seven people attended. I have a notebook full of ideas. We will meet again next month, hope to see more of you there next month. All issues from last week's meeting will be addressed at the next meeting.

Q: When does the residents committee meet and how often? What is its purpose?

A: We will be meeting once a month, it's open to all residents. The purpose is to help with problems among residents but I also want it to serve as a conduit between residents and the Board. Some of the things that came up at the last meeting were the idea of the Board wearing name tags at meetings, having more kid friendly social events, things like that. The date of the next meeting will be posted at the bulletin boards.

Q: Regarding Garthchester- I called the after-hours emergency line and I was not connected to Garthchester.

John Bonito: The emergency line connects to an answering service. They immediately contact Jason. If Jason does not respond within a certain amount of time there is a back up.

Q: The office is only open 9am to 1pm. What if I have an emergency between 1pm and 5pm.?

A: Call the emergency line. Call Garthchester if you have a question about common charges or selling your unit.

Q: What is Garthchester's number? Maybe we can add it to the directory we put out?

A: Yes, we can think about doing that.

Q: I've been receiving very negative anonymous emails and I asked to have my name removed from the list and they have not removed it? What can I do? I don't want to have to change my email address.

A: We do not know who is sending out the anonymous emails. There's nothing the Board can do about them. You can block email addresses through your email provider.

Q: You mentioned you started an arrears policy. When did the arrears policy stop?

A: It never stopped. We always went after people who did not pay but we just streamlined the process. The procedure ensures that on an exact date a first notice is sent out, on an exact date a second notice is sent out, etc. The process is the same for everyone. We cleaned up the merge letter. We worked with Garthchester and Daniel Finger and made the process clearer. If a unit is more than three months in arrears a lien will be placed on the unit. We brought this up for two reasons: One, it has been successful. Our outstanding fees are now less than 1%. Two, the question of whether or not the Board has any legal actions. The answer is yes if you include liens.

Q: Anatoly, can we have a recreation update?

A: The indoor pool is open. The tennis court is in fairly good shape.

Q: The tennis court is in such sad shape. Can we power wash it?

A: We wait to power wash it until mid-June, after everything has fallen off the trees. We do major maintenance when we can, we can't afford to do it every 2-3 years, it's very expensive.

Q: The putting green looks awful, part of it looks like it's been washed away.

A: The Grounds Committee will take a look at it.

Q: Why don't we have a secret vote? My condo in Florida does secret ballots.

A: There are several reasons. We all have a different percentage of ownership and that has to be matched to the ballot. Also there cannot be proxy voting with secret ballots.

Q: Can anything be done about the ballot? It's so confusing.

A: That is definitely something we can look into.

Q: Snow removal. The crew is doing a great job, I'm not criticizing but I don't think we're properly resourced in terms of the size of the property. Twelve hours after the blizzard I am not shoveled out. Can we change the shifts? Add equipment? What committee do I join to make this happen?

A: The residents committee.

Q: What does the percentage on my ballot mean? Is my vote only worth half a vote?

A: You all have a common interest in Edgemont, if you add all of your common interest together it comes out to 100%. Your vote is weighted according to this percentage of ownership.

Q: What determines our percentage?

A: The square footage of your unit.

Q: Can we do something about the acoustics in the Clubhouse? I'm having a hard time hearing people speak.

A: We can look into it.

Q: I missed the Five Year Plan meeting last week, can someone explain to me how we increased our bank balance? Is it from decreasing cost or upping the maintenance? Can anything be done to lower costs?

A: That is a very good question. We have raised the maintenance in line with inflation. There is not a lot of waste here. I would love to replace the carpet in the Clubhouse or fix the alabaster

railing outside or power wash the tennis courts more often but we are trying to keep costs contained.

Q: I think we can cut costs in certain areas. Why not look at spending less on salaries for example?

A: We have a \$1.5 million budget for 188 units and 28 acres. This is a huge property. We've tried to look at ways to cut costs. We flagged insurance, water, utilities, and personnel. It's hard to keep the crew that we have. It may seem like they make a lot of money but there's been a lot of turnover.

Howard Ball: Jim Brady had a good idea, he mentioned we should get together with other condos in the area and buy things like salt. I think this would be great, it's important that we talk to condos formally, share our information with them, and they can share their information with us. We can get together on group purchases. Also solar power needs to be explored.

Anne McKissick Sadar: That is a great idea but we do need to keep in mind that this property is very different. It's much bigger than the nearby condos. As I mentioned in last week's meeting, my boss was an advisor on Obama's energy council so I know about solar. I don't hold hope in the near future for solar here at Edgemont. It's a huge investment. That's just my opinion.

Q: Aren't there programs with subsidiaries?

A: Yes, there are programs but they are for homeowners, not condo complexes. We do not qualify unfortunately.

Q: I was just wondering, when I look at the square footage of my home, why is my parking space included in the square footage?

A: For tax purposes.

Q: I missed last week's finance meeting. Can you explain how our money is being invested? What is the rate of return?

Daniel Finger: The Board's job is to keep the funds as safe and fairly liquid as possible, so they aren't looking for the highest rate of return.

Anne McKissick Sadar: We invest in CDs, some are 12 month, some are 18 month, and some are 24 month. We don't do anything longer term than that in case of emergency. I'd just like to say that I am thrilled to see so many people here tonight. These are some of the best questions and the best feedback that I've seen in my two years on the board. I love it and I wish for this to continue.

## **Election Results (Daniel Finger)**

We have reached a quorum. The following candidates have been elected: Matt Alfieri, Harriet Klugman, and Anne McKissick Sadar. Congratulations.

Votes resulted in 74.75592%

Matt Alfieri: 54.50119%

Harriet Klugman: 47.97662%

Anne McKissick Sadar: 55.41823%

Paul Nunes: 26.13047%

Meeting adjourned.

## **UNIT OWNERS PRESENT (60)**

Netta Sloboda (227), Diane Clutchker (219), Ester Quinn (503), Maria DiPalermo (215), Joan & Bayley Silleck (187), Judi Forrest (501), Dorothy Cunha (569), Audrey Moore (213), Anne Pruzan (493), Paul Nunes (195), Eleanor Jass (405), Dorothy Conigliaro & Barbara Moroch (245), Aurora & Mel Lederman (229), Frances Rosenfeld (263), Cynthia & Mel Chesner (261), Mel Stark (265), Linda Mallon (255), Jaclyn Spitzer (431), Maddy Simon (497), Anne O'Brien (365), Harriet Abramowitz (491), Newt & Lois Alterman (389), Rhoda Kaplan (403), Dana Fjermestad (471), Tina Bellino (247), Chris Giza (415), Nancy McCrory (563), Janet Zeman (485), Jay & Ethel Melnick (487), Albin Sadar (373), Paul & Barbara Petrocelli (349), Anthony Policastro (363), Lori Semeraro (205), Bob & Lee Kimmel (519), Maria Fishkis (401), Abby Simon (567), Steven Beyer (561), Joe & Annie Randazzo (273), Jill Muller (203), Irene Kleinsinger (423), Andrew & Samantha Edelson (537), Harriet Weissman (507), Jean & Joe Balthazard (343), Valerie Olsen & Debra Libow (277), Connie Thiel (209), Cynthia Pfeffer & Mark Mishler (477), Sheila Resino (461).

**Executive Session  
Minutes 5/16/17**

**Present:**

**Matt Alfieri, President  
Michael Variano, Vice President  
Anne McKissick, Treasurer  
Jim Brady, Secretary  
Joel Braverman  
Claire Moore  
Howard Ball  
Harriet Klugman  
Anatoly Tchadliev**

**Also in attendance:**

**Jason Braun, Property Manager  
Daniel Finger, Partner, Finger & Finger  
John Bonito, Garthchester Realty**

**Agenda**

**Election of Officers 2017  
Selection of Committee Chairs  
Engineering Bids  
Church drain  
Property Survey  
Deck repairs  
Step Replacement Bid  
Walls, walkway bids  
Clubhouse door bid**

**Following the open session during which annual elections for the Board were completed, board members adjourned to the Office to start the executive session. Howard Ball resigned his position as board member. The current board is now 8 with one vacancy.**

**The normal business of the board following the election results that had been announced during the general session, (Matt Alfieri re-elected, Anne McKissick re-elected, and Harriett Klugman re-elected) began with Daniel Finger, lawyer for the Condominium noting it was time to make nominations for the officers for the next year.**

**President, Vice President, Secretary, Treasurer**

- **Matt Alfieri was nominated for President, nomination seconded and approved 7-0**
- **Michael Variano was nominated for Vice President, nomination seconded and approved 7-0**

- Anne McKissick was nominated for Treasurer, nomination seconded and approved 7-0
- Jim Brady was nominated for Secretary, nomination seconded and approved 7-0

The Committee Chairs nominated and approved

Social	Matt Alfieri and Joel Braverman
Residents	Joel Braverman
Recreation	Anatoly Tchadliev
Buildings & Infrastructure	Michael Variano
Grounds	Clair Moore
Welcoming	Harriet Klugman

Craig Perusini and Brian Scally are designated assistant treasurers of the condo for check signing on behalf of Edgemont.

Daniel Finger noted the time is approaching for the next tax certiorari. Filing for Edgemont to be included in any revaluation must be done each year. Cost is \$550 per year. May be several years before implemented. Discussion that the cost is minimal and insures that we would be included in any recalc for each year filed. Tarrytown is no longer generating its own tax rolls – Village uses Town of Greenburgh values.

*Vote was 8-0 in favor of filing for this year.*

### Engineering Bids

#### Condition Report

Jason has been in contact with engineers to provide a condition report of the property with recommendations. It is noted that once this is made known it will require that we take the findings and act on prioritizing each with time frame and cost analysis.

Example, roofs, we knew there were problems and useful life is key factor, we acted by implementing separate line item and allocated fees to that project. Each item the engineer might find could require the same. Once made known you would not be able to disregard or delay if a time certain was reported by engineer. Discussion to have 4-5 main items evaluated and not every possible item.

#### Church drain

The Village has not provided requested information for moving this repair forward. Should we ask Church to join is asking Village for the information.

An engineer was sought based on the information we do have. J. Calvi did not respond, Annunziata refused to bid, H2M quoted \$21,525 based on review of video provided by Jason.

Board Voted 8-0 in favor of hiring the Engineering Firm H2M for the project.

**Clubhouse door bid**

The 3 clubhouse doors, Front, side by kitchen and lower level leading out to pool are to be replaced. They will be aluminum frame, full glass and have push bars. Side door install will require carpentry to replace glass panel. The new door will require issuing new keys to owners. Question posed about considering key cards for an electronic lock.

**Doors Bids – only one**

Franks' Home Improvement        \$17,500 including carpentry  
Vote was 7-1 in favor. Joel objecting.

**Deck repairs**

Jason is to seek bids

**Step Replacement Bid**

Steps to be replaced at Units 531, 533, 551, 479, 457  
Only bid from Franks' Home Improvement        \$25,200  
Vote was 8-0 to approve

**Walls, walkway bids**

	<u>Labriola</u>	<u>Yonkers</u>	<u>Franks</u>
Unit 243        wall of 70' x 5'	\$13,900	\$13,553	no bid
Walkways several	3,436	3,165	no bid
Ramp/Clubhouse	2,950	2,785	\$4,290
Unit 349 Patio & footing	<u>4,833</u>	<u>4,577</u>	no bid
	<u>\$25,119</u>	<u>\$24,080</u>	xxxxx

Jason recommends Yonkers based on past performance and experience  
Vote by board 8-0 in favor of Yonkers

**ELECTION RESULTS for 2017-2018 year**

<u>Quorum</u>	<u>74.75592%</u>
Matt Alfieri	54.50119%
Harriet Klugman	47.97662%
Anne McKissick	55.41823%
Paul Nunes	26.13047%

Submitted 5/23/2017 jjb