

**Annual Meeting
Minutes
May 15, 2018**

Present:

Matt Alfieri, President

Jim Brady, Secretary

Harriet Klugman

Clair Moore

Lori Semeraro

Karen Guttman

Anatoly Tchadliev (attended Executive Session; late due to severe weather)

Also Attending:

Daniel Finger, Partner, Finger & Finger

John Bonito, Garthchester Realty

Seth Sheer, CPA, Sheer & Jampol, LLC

Allison Siegel, Sheer & Jampol, LLC

Jason Braun, Property Manager

Suzanne Kavanagh, Administrative Assistant

Resident volunteers Barney Gill, Mel Lederman, Linda Motelson, Bayley Silleck, and Helen Wu will be counting votes, and accountants Seth Sheer and Allison Siegel will be overseeing. Elliot Kleinman is stuck in New York City due to the severe weather and Metro North suspension so Linda Motelson has volunteered to replace him. Request for approval. Approved with no objections.

Motion to approve 2017 annual meeting minutes. Approved. Motion to waive reading of said minutes. Approved.

Welcome (Matt Alfieri)

Thank you all for coming. Last week we had a finance meeting scheduled. We had to postpone, I was traveling and Anne had surgery. So I will give a quick overview of the capital plan today, plans for the remainder of the year, and a quick check in with our committees. The main event tonight is the counting of the ballots. I just want to clarify, we have John Bonito from Garthchester here, along with Daniel Finger from Finger & Finger. In the office are two representatives from Sheer & Jampol, our CPA firm, who we retain to audit all of our financials. If anyone has any questions, concerns or doubts about anything please seek one of them out. They review everything and our licensed CPAs will sign off on everything this evening.

Finance Update (Matt Alfieri)

For those of you who don't know, the finance committee meets the second Tuesday of every month. Myself, Jim, Anne, and Michael look at what is coming up, what we need to start budgeting for, what unplanned expenses we have. The five year plan will be posted on our website along with these minutes. Each budget line has a four digit account code. The plan shows where expenses begin and where they end, for example the roofs end in 2019, then those expenses will be allocated for another project like the re-siding/staining project. We will have a meeting about that. So if you look at the plan, code 7365 is for staining and residing. We will have to look at different options, we have a very rough estimate of \$2 million for residing the buildings and \$400,000 for staining. These are very round numbers of course. When the time comes we will get multiple bids.

We've also started saving for lighting, we'd like to improve the lighting. You may have noticed that as the light fixtures go around here we have been replacing them with LED fixtures.

A similar goal is a new vehicle. We have two trucks we use for snow removal, spreading salt, and collecting garbage. The older truck is due for replacement in 2019 and we have already started saving for that.

Other projects include new mailboxes, which we anticipate to be about a \$20,000 expense. Decks are also something we've started to set money aside for. We had a few last year that needed to be replaced, they were in critical condition. This is the reason for a budget, so we don't have to dig into our contingency. We are looking at around a 2% increase in common charges overall next year, which is very modest. We are trying to keep in line with inflation and avoid an assessment. A friend of mine in White Plains was just hit with a \$41,000 assessment, payable over six months. This is the reason we work so hard on the budget. If we were to have a very bad year, say a natural disaster occurred we are ready financially. All line items will be posted on the website, please take a look.

Social Committee Update (Matt Alfieri)

We are getting ready for pool season, the Fourth of July will kick off the season, we will be planning a get together for that soon. We need to decide what to do because the holiday falls on a Wednesday this year, we will get the committee together and decide what will work best for everyone.

We sent out two surveys this year, one was for the Social Committee and one was a Board survey. They were both quite helpful. The Social Committee survey gave us a list of events that would be popular with residents. We had a lot of interest in a catered international dinner and also in a movie night. You will see these events coming up soon.

The Board survey gave us an idea of what is important to residents. We will be discussing this in the executive session. We had a pretty good turnout for the survey, we'd like to see more participation if possible.

Q: How many responses did you receive to the surveys?

A: About 79, which is pretty good. The number of responses were about the same for both surveys. We'd like to get 188 responses if we could.

Grounds Committee Update (Clair Moore)

Labriola has been mowing and pruning and is still in the midst of doing their winter cleanup. We will be doing entrance plantings hopefully before Memorial Day weekend. Tarrytown has issued a water restriction. Hoses can be used so we encourage residents to water around their units. So far things are in pretty good shape. The big question is what is going to happen with the gas meters. This is still up for discussion with Con Edison. We have to figure out what we can do. Two or three board members walked with Jason and looked at each building. In some cases, the meter is hidden, in others there needs to be something to cover them. We are in discussion with Con Ed, what we can do remains to be seen. Planting will be limited until fall because of the water restraint. If you do receive a new planting please water it. Many people request shrubs and then do not water them and the shrubs die.

Q: What about mulching this year?

A: There will be limited mulching. We did limited mulching last year. We will be mulching common areas, we are trying to keep the mulch away from the buildings.

Q: What about top soil? There are areas where erosion has occurred.

A: We've had luck in the past with river rock and fabric. If you put in a work order for a particular area we will address it.

Q: What about sod?

A: The problem with sod is it really needs to be watered. We only have irrigation systems in the entrances, and we are not allowed to use them this year anyway.

Q: Con Edison ripped up the grass near my unit. Can this be replanted?

A: Yes, please put in a work order.

Q&A

Comment: We need to add another step to the pool, the one there now is too high. Also, please add a banister and an extra step to the Clubhouse entrance.

Q: You mentioned LED lighting, are those for the tall lights?

A: It's for both the pathway lights and the tall parking lot lights. We will replace them as needed.

Q: Is Edgemont responsible for the overhead lighting in the parking lot?

A: Yes.

Q: I sent in a work order last year about my patio, there is moss growing and there are cracks. Who is responsible for fixing my patio?

A: If it is an original patio Edgemont is responsible. We will check on your work order.

Q: There are rumors of litigations. How many are we currently involved in?

A: One.

Q: Can you give us an update on the church drain project?

A: The project is finished.

Q: About the crew- it seems there is a new employee every six months.

A: We are looking to see if it makes sense to fill that position. This is another reason why work orders are so important, it helps us determine what skill set is needed.

Q: How many people are on the crew?

A: Normally four, plus Jason and Suzanne in the office. Jason is a working manager. If you don't get Jason in the office it's because he is out on the grounds working.

Q: Can Jason forward his phone calls to his cell phone?

A: We have an emergency line set up.

Q: Can we add more tables and chairs to the Clubhouse patio?

A: Yes.

Jason Braun: A few of the ballots do not have proxy signatures. We have to make sure these residents are present at tonight's meeting or their ballot will be disqualified. (Eight residents' ballots were disqualified.)

Q: I find the ballot confusing. Can we reword it?

Daniel Finger: I agree that the ballot is confusing. The Board can definitely take a look at rewording it.

John Bonito: I just want to address the phone issue. If you have an emergency after 1:00 pm or if Suzanne is out please call Garthchester. After 5:00 pm you can call the emergency line. If everyone had Jason's phone number Jason would not be able to get any work done.

Lori Semeraro: The emergency line's phone number is: 1-866-246-0370

Q: Can we put that phone number on the website?

A: Yes, we will also resend the emergency/vendors notice. I know residents found that very helpful.

Comment: My accountant told me to split my payment when paying my maintenance. Now the maintenance bill wording has changed.

Seth Sheer: Your accountant may have told you to do that because of the potential taxable gain on the capital budget. The wording on the maintenance bill will not affect that.

Election Results (Daniel Finger)

We have reached a quorum. The following candidates have been elected: Clair Moore, Lori Semeraro, Michael Variano. Congratulations.

Q: What are the totals?

A: We will publish them in the minutes.

Q: Will you publish how many ballots were disqualified?

A: Yes.

Q: Will you publish my questions in the minutes?

A: Yes.

Meeting adjourned.

Votes resulted in 58.33320%

Clair Moore: 43.37280%

Paul Nunes: 16.55859%

Lori Semeraro: 43.67784%

Michael Variano: 44.88995%

Eight ballots were disqualified due to the unit owner not being in attendance or not signing the proxy portion of the ballot. The Board is reviewing the feedback received regarding the ballot and will review ways to clarify the proper way of casting a ballot in next year's election. The number of ballots that were disqualified this year were statistically insignificant and would not have impacted the end result of the election, but we consider it very important that every resident have the opportunity to cast a ballot and have their vote count. Look for an enhancement during next year's voting season.

UNIT OWNERS PRESENT (24)

Joan & Bayley Silleck (187), Mel & Aurora Lederman (229), Madeline Simon (497), Rita Wexler (313), Audrey Moore (213), Valerie Olsen (277), Debra Libow (277), Lois & Newt Alterman (389), Eleanor Jass (405), Irene Kleinsinger (423), Francine Intile (421), Helen Wu (379), Cynthia Barr-Pfeffer & Mark Mishler (477), Paul & Barbara Petrocelli (349), Bob Palmerton (257), Robert Kimmel (519), Paul Nunes (195), Lynn DiQuattro (237), Steven Beyer (561), Barney Gill (335), Mel Chesner (261)

**Executive Session
Minutes 5/15/18**

Present:

**Matt Alfieri, President
Jim Brady, Secretary
Claire Moore
Harriet Klugman
Lori Semeraro
Karen Guttman
Anatoly Tchadliev**

Also in attendance:

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

Absent:

**Michael Variano, Vice President
Anne McKissick Sadar, Treasurer**

Election of Officers

Matt - President (all)

Michael - VP (all)

Anne - Treasurer (all)

Jim - Secretary (all)

Election of Committee Chairs

Social - Lori (all)

Residents - No chair identified; will be handled by Board members on as-needed basis

Recreation - Anatoly (all)

Buildings and Infrastructure - Michael (all) - to be confirmed with Michael because he is not here.

Grounds - Clair (all)

Welcoming - Harriet (all)

Bid Approvals

471 Deck - award the bid to Frank's Home Improvement - \$1,550 estimate - approved 6-0

259 and 353 siding repairs - remove siding panels, insulate pipes, tyvek barrier, new T-111 - award to Frank's Home Improvement - \$13,850 estimate - approved 6-0

369, 553, and Martling Ave sections, plus 425 patio drainage - estimate \$16,300 this estimate is not the lowest, but Jason recommends this vendor due to their history of strong on-going support and knowledge of the issues we have had - award to Labriola Landscaping - approved 6-0

Water / Sewer Pits - 9 pits to repair/replace - estimate for \$26,382 - award to Yonkers Paving - approved 6-0

Phase 1 blacktop repair - need to remove 2-3 inches of blacktop - estimated at 5 days - prices include striping - award to Yonkers Paving - approved 6-0

Common area steps phase (all phases) - award to Labriola - estimate for \$3,900 - approved 6-0

Additional Items

- **Status of the ramp / extra step for the clubhouse entrance: disagreement over ramp vs. extra step. Jason to review - a new possibility could be to convert the stairs to side entrance to a ramp. Another option is to re-grade the walkway and lessen the height of the step.**
- **Configuration of outdoor pool: lifeguard must move the rope when people want to use the lap lane, provided that no one else is in the pool. Going to look into the T-configuration as an option.**
- **Clair to Daniel: what is the status of the certiorari? In process, but there is no update anticipated in the near future.**