

**Open Meeting
Minutes
April 17, 2018**

Present:

Matthew Alfieri, President
Michael Variano, Vice President
Anne McKissick Sadar, Treasurer
Jim Brady, Secretary
Clair Moore
Anatoly Tchadliev
Lori Semeraro
Karen Guttman
Harriet Klugman

Also Attending:

Jason Braun, Property Manager
Suzanne Kavanagh, Administrative Assistant

Welcome (Matt Alfieri)

Welcome everyone. Thank you for coming to Candidates Night. We will begin with a few open items.

First, approval of the January minutes. Any objections? Approved.

Recently we had a vacancy on the Board when Joel Braverman sold his unit and moved out of the community to Florida. We interviewed a few candidates and it is our pleasure to introduce Karen Guttman to the Board (applause). Thank you Karen.

We will have brief reports from our chairpersons and then we can focus on our candidates.

Finance Committee Update (Anne McKissick)

In years past we have given the December balance of our Merrill Lynch accounts so you will have a marker. In December 2012, our Merrill account was \$250,000. As of December 2017, the balance was \$726,000. In December 2013, it was \$358,000, so we've more than doubled since 2013, while gradually paying on our ~\$1.3M roofing project (complete in 2019). We're in a solid position financially: we've increased the reserve and kept it whole. We had a \$780,000 cash position as of March 1, 2018. We still have some expenses to pay; we've rebuilt decks and have paid some of the cost, but not all.

As an aside, we tracked the costs of snow removal for this past winter and we spent \$36,000 on snow removal this year.

Grounds Committee Update (Clair Moore)

We've had a very long winter. We've been very fortunate tree wise, we only lost one large spruce in upper Phase 3. Labriola and the crew have started spring cleanup and pruning will be ongoing. The spring flower beds at the entrances will be done soon, weather permitting. We will have a Grounds Committee meeting in the next couple of weeks, if you are interested in joining we meet 3-6 times a year to walk around. We can always use more eyes and are open to suggestions.

Buildings & Infrastructure Committee Update (Michael Variano)

This spring we will begin the next phase of the roof replacement project with five more buildings. This leaves us with just five roofs left to do next year and the project will be completed. There are pits on the property- this is where the waste lines and water valves are- we will have some of the pits repaired this year. Three sets of steps will be replaced this year. This is a budgeted item.

Social Committee Update (Matt Alfieri)

We had a very small turnout for the Social Committee meeting. Thank you for those that attended. We had a small event in February for the Super Bowl. During the executive session tonight we will be discussing the Social Committee budget. Recently you were sent two surveys. One was for social committee events and the other was Board-wide. We will discuss the survey results at the Annual Meeting.

Candidates Night (Matt Alfieri)

I would like to address a concern that was brought to my attention this afternoon. In the past couple of years the time between Candidates Night and the Annual Meeting has not been tranquil. We want a tranquil community. Throwing dirt on each other and being disrespectful of one another is of no benefit to anyone. We want everyone to have a voice. There have been some email campaigns that I have become aware of, such as one as recently as this afternoon, full of inaccuracies, misinformation, and negative undertones. I just want to address this briefly. The email was 26 pages long so I need time to digest it. Whenever there is misinformation presented to the community I try to assume there is no mal intent. I'm not sure of the motive of the missive that apparently was sent by Paul Nunes this afternoon, who interestingly is a candidate for the Board running in this election. I wish Paul were here so that I could address these questions with him directly. However, since residents have approached me and also the

office to voice concerns, I feel it is important to address these matters now. I will do a more thoughtful review and issue a more comprehensive communication when I get the time but I need to address this now, in real time. I will offer no opinions because my opinions are irrelevant but if I were a new unit owner I would be unsure what to think if I only hear from one side. I'm just going to address a few bullet points from the email:

- The email states, “SLAPP Suits – As a result of actions by former condo president and current manager, we may be liable for substantial financial penalties.” I’ve said this before and I’ll say it again. This board does not sanction, encourage, or sponsor lawsuits against unit owners. These are private matters that oftentimes are filed without us knowing about them. The only time we take legal action is in certain circumstances, such as when a unit is in arrears and we have to put a lien on the unit to protect the financial condition. That is my least favorite thing to do but sometimes it has to be done. We take an oath of fiduciary responsibility when we join this Board, and we have to act in the interest of all 188 unit owners. I have commented before about Board trying to recoup legal fees spent defending Edgemont. This continues to be something that we look into. We are not taking any type of retaliatory measures, and we are not discouraging any residents from participating in life at Edgemont. However, if you take up a claim against Edgemont, and we spend common funds – money that comes from your monthly common charges – in order to defend that action, and it is found that your case has no merit, I have said in the past that we are trying to see if we can recuperate those expenses associated with our defense. This is still in the research phase. We do not know what we can and cannot do, and we will not act on anything until we have clear guidance on this. But before I move on to the next point, let me be clear and let me be blunt: I have never sponsored, funded, encouraged, or sanctioned a lawsuit – other than liens against owners in arrears – here at Edgemont. Nor has this Board.
- Also, there is mention of a new lawsuit against Edgemont that is contained in this email. As always, we do not comment on open litigations, out of respect for all parties involved. We will let the facts speak for themselves. A court of law is the place for open matters to be discussed. The constant assertion that we are sponsoring, funding, or encouraging lawsuits is simply not true, as has been stated multiple times in the past. That is not why we are here and I speak for myself and my colleagues when I say that is completely false.
- Another suggestion was that we use more professional management. We have had both off-site and on-site management here. I have opinions on this but I’m not going to express them. Whatever opinions you have, either pro or con, we want to hear it. If you have a suggestion that you think can enhance life at Edgemont, share it. Again, I wish Paul was here because I would have liked to have had this discussion with him and heard him instead of responding in his absence. Interestingly, I invited Paul to discuss further some ideas he has brought up in the past. In the end, Paul opted not to take me up on that offer. Again, I wish he were here so that I could follow up on that.

- Our election process was questioned in Paul’s email. The email states, “The current system is completely controlled by the Board and lacks transparency.” This is misinformation. We have our attorney, Daniel Finger, present at our Annual Meeting, as well as Garthchester and Sheer & Jampol. There are professional licenses on the line. If you have any doubts about our election process I encourage you to come and volunteer to oversee the process. There is nothing behind the curtain. Everything is done in accordance with our by-laws and under the supervision of our CPA firm and our condo Attorney.
- The email also reads, “Howard Ball revelations – In recent meetings and on NextDoor, current Board Member, Howard, has revealed a host of financial irregularities with how the Executive Committee, headed by Matt Alfieri, has managed our accounts.” This is a very serious accusation with serious implications. Edgemont is audited every year by a bonded CPA. Anne and Jim are the head of our Finance Committee and both are seasoned professionals in their field. They spend a lot of time working to show where every dollar goes. There is not a dollar misallocated. I will sign my name to that. And I feel badly for them to have their credibility undermined by such a careless, inaccurate statement.
- Next, I’d like to address the question asked in the email of this afternoon: “Tired of the Board suppressing owner communication like NextDoor?” Another example of inaccurate information. We don’t suppress communication, much like we don’t approve communication. I use social media everyday and find it useful when used as originally intended. What I don’t like about Next Door is the misinformation that we see time and time again. It is misleading and has dangerous implications. Think about if you ever went to sell your unit. You live in this beautiful community, but a buyer reads all the false and negative information on a site like NextDoor. Why would that buyer want to see your unit? I have a half a million dollar investment in this community. That is, in part, why I ran for the Board. If I see inaccuracies on NextDoor, or any forum for that matter, about Edgemont I will say something.
- My credibility was attacked last year and it has resurfaced again on Next Door in a post entitled “Matt Alfieri Strange Resume.” On my LinkedIn account was the title “President/Treasurer Garthchester Realty.” It was not meant to imply that I work there but I could not put Edgemont because that would reveal where I live. Working in a position that is highly visible to the public, this would be a real problem for me. I have since changed the wording to “President of a Condominium managed by Garthchester Realty.” Interestingly enough, it seems to me as nothing more than an attack on me. I even verified with Garthchester and they verified that they had no issue with my profile and confirmed that they saw no wrong doing.

The point is, vote any way you would like. Don’t let anyone tell you who to vote for or how to vote. If you have any questions about anything you hear or read please come to us.

Q & A

Q: This email from Paul was sent to just the Board or to the entire community?

A: We don't know, it was blind copied. It was sent out today.

Comment: I've been here over thirty years and spent nine years on the Board. I think it's important that these accusations should be answered not on the internet but put on paper and distributed to all unit owners. It would behoove the Board to clarify this terrible situation. This meanness, this unsightliness. Part of the blame is Next Door. It's used to undermine certain people. Thank you all for your service.

Q: Is there a reason Paul is not here tonight?

A: He had an emergency at work. He emailed prior to the meeting. He did apologize that he didn't make it.

Candidates' Q & A

Introduction of Candidates: Clair Moore, Paul Nunes, Lori Semeraro, and Michael Variano are running this year. There are three open spots. The three incumbents are here tonight. Paul Nunes was unable to make it tonight, he does apologize. The annual meeting will be held on May 15, 2018.

Lori Semeraro: I'm Lori Semeraro, Unit 205. I've lived in Edgemont since 2002. I was appointed to the Board last August when Howard Ball resigned.

Michael Variano: I've lived here almost 10 years. I'm a lifelong resident of Tarrytown. I've been on the Board since 2012. I was appointed after asking to join a committee. I then ran and was reelected. Since I have the time and knowledge I thought I'd provide my services. If you've seen my resume you know I have a lot of experience with service contracts, leases, and the like.

Clair Moore: I am currently on the board and I am running for reelection. My wife and daughter and I have lived here since 1993. I have a long background in sales and marketing, mostly in the airline and travel industry. For the past ten years I've worked for Prudential Rand Realty. I am currently chair of the Grounds Committee. In the past I've worked on the Buildings & Infrastructure Committee and the Social Committee. We all here on the Board work together. I'm looking to the future- maintaining our beautiful grounds, maintaining our infrastructure. I would like to try and bring people together more, create more of a community if people want it. I would like to add that the Finance Committee has done a wonderful job of putting things together and explaining things.

Q: Clair, you've lived here for 25 years so you were here when Edgemont had a different manager than Jason? Can you tell us the pros/cons?

Clair: There is a complete difference. Currently there is hands-on management. There is someone here all the time who responds to requests rapidly. When we had an outside management company they were here part time, they were not here on the weekends, not here on snow days. It was a completely different atmosphere. The biggest thing is the hands-on way it is now. There is a very small group advocating these changes to outside management but they speak very loudly. The problem is these voices are being heard while others are not speaking out.

Comment: I seriously doubt an outside management company would be here on Christmas morning. Jason and the crew were here Christmas morning shoveling snow.

Comment: It would be impossible to find anyone with more patience, reliability, and kindness than we have here with Jason.

Comment: I work in HR and I do not know of any employees that put up with as much abuse as Jason does.

Q: Lori, what is your background?

Lori: Biotech pharmaceuticals. I have science degrees so I am analytical. In the last ten years I've moved into Quality Assurance. I have overseen operations in 81 different countries. I'm used to working with different backgrounds and different opinions. In my time living here the community has become more argumentative. I'm hoping in the future we can overcome that. I'm always at the pool in the summer and I hear a lot of feedback and opinions while sitting by the pool

Q: Does insurance cover replacing trees lost in a storm?

Jason: Insurance only covers if the tree is destroyed by an automobile or an airplane. Weather related occurrences are considered an act of God and are not covered.

Q: Recently we had new gas meters installed. Can we talk about ways to disguise them?

Clair: The Grounds Committee will be talking about it soon. They are incredibly unsightly.

Michael: There is no plan yet. It's a topic being worked on. Part of the problem is we can't block them, only hide them.

Q: Michael, what is the biggest challenge/priority you've seen in our community?

Michael: Biggest as in most impact? Insulation and re-siding. It's the most expensive but would provide the most to people. But it's not easy. The decks are not all that bad, some are in

need of work, some are not, some are just in need of cosmetic fixes. Walks, roadways, every so often need to be repaved, it's not something you do just once.

Q: Michael, are you in favor of fixing the front step to the Clubhouse? In fixing the step to the outdoor pool? In installing a handicapped bathroom in the Clubhouse?

Michael: The bathroom is something that's been brought up by some. How many? There's a lot that needs to be done, it has to be budgeted. The ramp in front of the Clubhouse is scheduled to be done this spring.

Q: This is a general question. Next time there's a meeting would it be more efficient for people to submit their questions/comments beforehand?

Lori: That was one of the questions on the survey. If I remember correctly about 1/3 of those who responded said yes. Please email or call the office with your question and it will be answered at the meeting.

Michael: The survey was a very good tool.

Clair: It has come up before. A decision by the Board hasn't been made but to me it's a very easy decision and it doesn't cost any money. So, it will most likely be approved.

Q: There was a large response about the dog run. What are your thoughts on this?

Lori: My personal opinion, I'm in favor of a dog run. I haven't looked at where to have it. We will have to look and make a decision.

Michael: As a dog owner, it would help. The question is, is it a dog park? A dog run? The concept is good but we haven't fine tuned it. My preference is to put the dog run where the playground is now.

Clair: I agree. I think a dog run would be great.

Q: What is a dog run?

A: It's like a Bark Park. Dog owners would have to clean up any mess made by dogs.

Jason: Again, Paul Nunes is running as well. You will receive ballots in the mail shortly. We will also send out an email soliciting people to volunteer to help count the ballots and oversee the process. If you are willing to do so please let us know.

UNIT OWNERS PRESENT (15)

Anne T. O'Brien (#365), Linda Motelson (#375), Paul & Barbara Petrocelli (#349), Susan & Ralph Levey (#547), Albin Sadar (#373), Phyllis Brady (#333), Sheila Resino (#461), Irene Kleinsinger (#423), Susan Schwarz (#249), Francine Intile (#421), Rita Schulman (#399), Danielle Levine (#453), Mark Mishler (#477)

Executive Session Minutes 3/20/18

Present:

Matt Alfieri, President
Michael Variano, Vice President
Anne McKissick, Treasurer
Jim Brady, Secretary
Claire Moore
Harriet Klugman
Lori Semeraro
Anatoly Tchadliev
Karen Guttman

Also Present: Jason Braun, Property Manager

- **Board discussed 3% salary increase for crew member VOTE: 9-0 APPROVED**
- **Indoor pool repairs: There are issues with the indoor pool that may not allow us to pass inspection. If this happens, we can shut the pool down, get a summary of the costs, bring it to unit owners for a vote on whether to make the investment or close / re-purpose the pool.**
- **Outdoor pool: A resident contacted Jason about having a lap lane put in for the pool. The Westchester County Dept of Health gave us the feedback that we must keep the depth marker line in tact at all times. Looking into other options. There is possibility of a T formation that can be used to reconfigure the pool and create a lap lane. This configuration would be full-time - i.e. not taken down for kid hour / adult hour, etc**
- **Social Committee budget: \$5,000 at the beginning of the year. \$2,912 is the remaining balance + \$460 income from the holiday party. We are going to work on 4-5 events for this year: 4th of July party, end of summer BBQ, etc. Putting together a list of events to do this year - Matt to send out to the committee and we can vote and identify ideas.**

- **Survey discussion: Looking at the most popular responses and formulating an action plan:**

1- Updating the by-laws:

A- Updating the levying of fines.

B- Update guidelines for Board voting on business issues.

****Continuation of conversation on May 8th. Suzanne to condense the feedback and send it out ahead of the meeting.****

2- Demarcation for walking trails. Adding demarcation to identify the walkways

3- Dog park / run: Next steps - identify 3 possible locations for a dog park. What are our options. If something makes sense, the next step would be to get a quotation to convert that plot of land to the dog park. There is a concern that the crew will end up spending time cleaning up the dog park if residents do not clean up after themselves.

4- Submitting questions / comments / concerns ahead of a meeting (for residents that cannot attend): This can be an easy fix. 2 weeks ahead of the May meeting, we will send a message to the community, asking for questions comments concerns to be submitted.