

**Executive Session
Minutes 9/19/17**

Present:

**Matt Alfieri, President
Michael Variano, Vice President
Anne McKissick, Treasurer
Joel Braverman
Harriet Klugman
Lori Semeraro**

Also in attendance:

Jason Braun, Property Manager

- **The Board voted and approved the right of first refusal for unit 337, pending 9/20/17 meeting with Harriet.**
 - **Rental**
 - **2 bedroom with garage \$3,200 per month**
- **The Board voted and awarded the deck replacement bid to Sunrise Building & Remodeling for \$92,500. Contract pending.**
- **The Board voted and awarded the church drain replacement bid to Yonkers Paving for \$26,525. Contract executed. Waiting for start date.**
- **The Board voted and awarded the 2018 roof bid to Miller Roofing for \$197,000. Contract pending.**
- **The board voted and approved a 3% increase for Suzanne**
- **Two items from the Resident's Committee:**
 - **Can we install a basketball hoop on the tennis court? Do residents near the tennis court need to be factored into the decision? Will it make more noise? Price is cheap. What about the timing? Jason will check with insurer. Facilities chairman away until October 15, 2017.**
 - **Can we create a dog park? Should dog owners pay for the dog park? Jason will ask insurance if there is an impact. Do we relocate playground and reuse playground space for a dog park? Need to get ballpark figure on what it would cost to move equipment.**
- **Master Antenna. If problem exists with the master antenna system, we do not have to fix it. Jason will send letter September 20.**

- **CareConnect. Will it pull out of health insurance in NY State? Costs continue to rise. What should we do about crew health insurance? Give them a savings account to use on the open market? Craig Perusi from Garthchester offered his provider contact. Matt will study the issue and report back to us with recommendations. Wages toward pretax and allow them to offset the credit.**

- **Survey**
 - **Timing? –when should we send the survey? Before or after the open meeting? Some thought the survey might drive people to attend the meeting. Others thought that a meeting should be held first, and then send the survey.**
 - **What should be on the survey? Identify these questions at the open meeting.**