

**Open Meeting
Minutes
January 17, 2017**

Present:

Matthew Alfieri, President
Michael Variano, Vice President
Anne McKissick Sadar, Treasurer
Jim Brady, Secretary
Clair Moore
Anatoly Tchadliev
Howard Ball
Joel Braverman
Harriet Klugman

Also Attending:

Jason Braun, Property Manager
Suzanne Kavanagh, Administrative Assistant

Welcome (Matt Alfieri)

Welcome to the first meeting of 2017. We will be showing you the new website with a live demo. The Finance Committee and Grounds Committees will give updates, and then we will have questions and answers. Something new this meeting is we put out an email asking residents who could not attend the meeting to send in their questions and comments. It's been a pretty tranquil winter so far, let's hope the rest of the season continues this way.

New Edgemont Website (Matt Alfieri)

The new website is live. Each unit can have one email address to log in, no multiple email addresses per unit or we won't be able to track the progress of things. Once you've logged into the website you can access the minutes, policies, rules, notices. Any notice that we put out is posted on the website. There's also forms, for example the One Call Now form, there's the calendar of events, and the manager's report. There's also a blog. Photos of happenings around Edgemont can be seen on the blog. All events that are scheduled in the Clubhouse can be found on the calendar, including poker club, holidays, and board meetings. We sent out an email with an invitation link back in November. If you click on that link it will take you to the registration page. If you don't use the link, go to the "Log In/Registration" button and follow the prompts. An email will be sent to Jason and he will have to approve your registration. This ensures only Edgemont residents have access to the website. Residents are invited to start a new blog topic. Jason monitors the website and will approve new blog topics. We also have a tab labeled "Links" where we post messages that the Village sends out.

Grounds Committee Update (Clair Moore)

Not much is happening around Edgemont this winter. Fortunately there hasn't been much snow so far. In the late fall Labriola completed the leaf removal. In the past two weeks they did tree pruning in the parking lots and any overhanging branches. Other than an emergency not much will happen until April or May when we start the spring cleanup and mulching. This year will be our second year with Labriola. We have a three year contract with them and we are very happy with them so far. The Grounds Committee meets a half a dozen times during the year. We will be meeting in a few weeks. We are looking for new members. Please contact the office if you're interested in joining.

Emails from Residents Not in Attendance (Matt Alfieri)

The following are questions/comments from residents who could not attend the meeting. We will not identify the unit owner.

The first is a comment from a unit owner: "We would like to say how happy we are with Edgemont, particularly Jason, Suzanne and the staff. They are all so helpful with our concerns and with plowing the driveways and clearing the snow from our steps and walkways. Happy New Year!" Thank you for that comment.

Next we have an email about a lighting concern in Phase II, near Units 503-513. As soon as weather permits we will dig and add new lighting in that area. Letters will go out to the unit owners in that area before work begins.

The last question is, are there any limitations on the number of cars and pets allowed in Edgemont? To answer that question, there are no limits on the number of cars allowed in visitors spots. We will be discussing at the executive session the idea that unit owners only be allowed to use garages for cars. As for pets, we have a two pet limit.

Q & A

Q: Are you planning on sending out an email when new material is added to the website?

A: We will continue to do that when minutes have been added to the website. We can see if we can add alerts for other postings.

Q: What is the address for the new website?

A: It's the same as the old website: www.edgemontcondo.com

Q: Who can post a new blog topic?

A: Anyone can post a new blog topic. The first post has to be approved by Jason. Subsequent posts do not need approval.

Comment: I just want to commend Matt for the holiday party. It was wonderful.

A: Thank you. We will be forming a Social Committee made up of residents with one or two Board members in charge. If you're interested in joining please contact the office. If you have an idea for an event let us know.

Q: How about a Super Bowl party?

A: If there is an interest we will do it. We'll discuss it tonight.

Q: How do we request more salt in the buckets?

A: Contact the office.

Q: The salt used here is hard on my pet's feet. I know there is pet friendly salt, can we get it here?

A: The pet friendly salt is extremely expensive.

Q: Is there a schedule for working on the decks?

A: Not yet. We haven't awarded contracts. We are waiting for final plans and we need permits.

UNIT OWNERS PRESENT (17)

Francine Intile (Unit 421), Anne T. O'Brien & Ron Tedesco (365), Lorraine White (549), Susan & Ralph Levey (547), Eleanor Jass (405), Sheila Resino (461), Lois & Newt Alterman (389), Rita Wexler (313), Maddy Simon (497), Danielle Levine (453), Harriet Weissman (507), Ester Quinn (503), Albin Sadar (373), Cynthia Pfeffer (477)

**Executive Session
Minutes
January 17, 2017**

Present:

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

Also Attending: Jason Braun, Property Manager

Property Manager's items at Executive:

- Stone wall bids (pool area)**
- Deck/structural repair bids**
- Unit number sign project**
- Engineering RFQ (future projects)**

**1) BIDS FOR STONE STAIRCASE that abuts Pool Area
LABRIOLA \$5,675 - warranty 5 yrs. (expertise for stone work in house)
YONKERS \$5,300 - outsources stone workers**

All voted to accept Labriola bid.

**2) BID FOR DECK REPLACEMENTS for units 183-185 AND 197-195
Decks over garaging starting to pull away from condo structure. The engineer we paid ~\$8K produced a new design which will achieve greater stability and longevity and will necessarily have a new look. No longer diagonal T-111. Now it would be metal covered with wood. The lever system using a diagonal T-111 will be replaced with steel.**

BIDS

**\$133,400 SUNRISE (\$33,350 ea. for 4 decks)
\$111,000 FRANKS (\$27,750 ea. for 4 decks)**

Decision: Agreed to wait for an engineer's 2nd opinion on the new design before voting to accept a bid. It is hoped that the new design can be used for future deck replacements, possibly up to 40 over the next 10 years.

3) Sign Project (2nd part) will be moving forward. It is to replace the individual unit signs to match the directional signs just added in 2016 (i.e., white reflective background for the unit number). The bid came in at \$7,300 (with tax) for a total of 228 unit owner signs.

A question was raised about phase identification?

Answer: Not pursuing now. Local Firemen, police, and emergency workers asked for and commented that the new signage already installed is what they needed to see.

4) Jason explained that he will be getting prices from engineers to perform a survey of the Edgemont property including grounds, infrastructure, lighting on January 25th to inform major projects. This information can be used for an RFQ for long-term projects.

5) Indoor pool. Board agreed that increasingly expensive repairs for continuing problems with the indoor pool have made it necessary to ask the unit owners for a vote as to whether it should continue to be part of the "offering plan" and in use. The Board will begin to create another referendum.

Recent bids for repair include \$44,000 (not including carpentry) for a new "outside" HVAC unit to be purchased and at least \$20,000 to sandblast the pool before painting (additional fees). The indoor pool is used regularly by a small portion of unit owners (4) and infrequently by about (6). The last referendum (unit owner vote) was 7 years ago. Jason will pull together a history and relevant facts for the Board to use in further review and explore options for the area. Will require community vote.

All work will be frozen (on hold) going forward until we have a vote. If something comes up with the pool that needs to be addressed, the pool will be closed pending the vote/referendum.

Events / Social Committee – Matt:

Looking for volunteers

It was raised that some residents want a Super Bowl party.

Garage parking inspection – Matt:

Look at headers and electric.

See who is using the garage for storage.

No pets allowed in clubhouse – to be posted in minutes as a rule.

Jb/ma/amc

**Executive Board Conference Call
November 10, 2016**

A conference call scheduled for 7:00pm included

**Matt Alfieri
Michael Variano
Anne McKissick
James Brady
Joel Braverman
Claire Moore
Howard Ball**

A quorum being met voting could proceed

Unit 203, a one bedroom lower simplex with no garage. Under Contract to sell for \$392,500.

It was discussed that the unit is NOT in arrears and is scheduled to close on Tuesday November 15, 2016.

All board members on the conference call voted in the affirmative to approve the transaction.

**Executive Board Conference Call
December 30, 2016**

A conference call scheduled for 7:00pm included

Matt Alfieri

Anne McKissick

Claire Moore

Howard Ball

Harriet Klugman

A quorum being met voting could proceed

Unit 495, a two bedroom upper simplex with no garage. Under Contract to sell for 450,000.

It was discussed that the unit is NOT in arrears and is scheduled to close in January 2017.

All board members on the conference call voted in the affirmative to approve the transaction.

**Executive Board Conference Call
January 26, 2017**

A conference call was scheduled for 7:00 pm included

Matt Alfieri

Harriett Klugman

Howard Ball

Claire Moore

Jim Brady

A quorum being met voting could proceed

The call was to review the request by owners of Unit 367 to begin renting it.

The proposed monthly rate was indicated to be \$3,250.00

The Unit is not in arrears.

Following a brief review of these facts the 5 members all voted in the affirmative to approve this action. The transaction can proceed.