

Open Meeting Minutes
October 16, 2018

Present:

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

Also Attending:

Jason Braun, Property Manager
Suzanne Kavanagh, Administrative Assistant

Welcome (Matt Alfieri)

Good evening. Just a reminder, we will have our open budget meeting in four weeks on November 13, 2018 at 7:30 pm.

Indoor Pool Ballot (Matt Alfieri)

As you know we held two special meetings in September regarding the extensive unanticipated and unbudgeted work that needs to be done for the indoor pool. The work required would put us substantially over budget in maintenance and repairs. We have to hold a vote to decide whether to proceed with the repairs. We've been firming up the language for the ballot. We'll give about a month for the ballots to be returned, similar to what we do for Candidate's Night. The top part of the ballot is the directed proxy. You will be voting either "yes" to amend the declaration and close the indoor pool, or "no" which means you don't want to amend the declaration, you approve of keeping the pool open, and you accept the one-time special assessment to cover the cost of repair. The indoor pool is part of the offering plan so in order to decommission it we need to change the wording on the declaration. We need $66\frac{2}{3}\%$ majority to close the pool. No matter what your position is on this please vote.

Q: Will you put on the ballot that "yes" means to close the pool? This is very confusing.

A: That will be in the cover letter and we will update the ballot with that clarification.

Q: I wasn't able to attend the special meetings, did you specify the proposed cost for decommissioning the pool?

A: We didn't present that at the meetings. Keep in mind we don't have to do anything immediately to the space. The first step is to close the pool. If the community votes to close the pool, we will have another special meeting to talk about what we want to put in that room so that everyone has a say. We will research the top options and provide a cost estimate so that the community can again vote for what to do with the space.

Comment: There was a handout given out about the costs to keep the pool open. It's been posted on the website. Please make sure you are signed up for OneCallNow.

Q: So if we vote to change the offering plan the Board will be allowed to change anything else you want?

A: No, this vote is just for the indoor pool. (The Clubhouse, swimming pool, tennis court, and other Recreation Facilities) The wording on the offering plan would be changed from "pools" to "pool." ("(f) The Clubhouse, swimming pool, tennis court, and other Recreation Facilities, including but not limited to all of the areas, rooms, and/or spaces in the Clubhouse and/or any other Recreation Facilities, all of the aforementioned as same may at any time exist and may from time to time be used, modified, altered, and/or changed in any way whatsoever and for whatever purpose deemed appropriate.")

Q: Did the Town give a deadline on the indoor pool violations?

A: The County oversees the pool permit. Before a permit is issued the indoor pool would have to have a preoperational inspection.

Once again, please vote. If you're going to leaving for the winter, don't forget to cast your ballot before you go. If we do not get enough votes the indoor pool will remain open and we will have an assessment.

Resident's Committee (Matt Alfieri)

The Resident's Committee was relaunched a few weeks ago. We had a total of nine unit owners attend our meeting, I took seven pages of notes with several action items. You'll be seeing an announcement next week with the next meeting's date. The biggest item was the grounds. Last week the Finance Committee met and we had Larry Labriola, owner of Labriola Landscaping come in to discuss some concerns that residents have brought to our attention about the grounds, particularly the weeding and cutting. We met with him for nearly an hour and we went over everything in detail. Larry has promised to make some changes and I'm already seeing an improvement here, most notably with the fall plantings. Another key feature of our conversation was that we will be including an opt-out clause in the next contract to help ensure that the community is and remains satisfied with the level of service received.

Comment: I just want to say kudos to Suzanne and Jason for their great communication and hard work in the office.

Social Committee Update (Matt Alfieri)

The Social Committee has been a lot more active this year thanks to Lori, she spearheaded many events. The recent International Night was a really nice event. For those wondering what we do with leftovers after an event, we were able to donate all leftovers from International Night to a local homeless shelter. As a reminder, we will have a movie night October 26 at 7:30 pm in the Clubhouse. We will be showing *Abbott and Costello Meet Frankenstein*. Drinks and snacks will be served. This is a free event. Also, Friday, November 16 at 7:30 pm we will have a Social Night. If you recall our survey from last year, movie night and social night were rated high on what residents were interested in. We will send out flyers soon. We will hold the holiday party on December 15, 2018 at 7:00 pm. There will be a nice buffet dinner. This event will be open to guests. Look out for flyers.

Q: What can I do to get more kids to trick or treat at my unit? I always have leftover candy.

A: The Girl Scouts accept leftover candy. They send it to the troops overseas.

By Law Changes Update (Matt Alfieri)

After we have completed the indoor pool vote we will begin working on changing some of the bylaws. Many of the bylaws are outdated, for instance email is not referenced. When the board votes on a right of first refusal it cannot be done via email. Another bylaw that is outdated is the fines for infractions. For example, the current fine we can charge is only \$5.

Q: Right of first refusal, what does that mean?

A: The board can purchase the unit for the same amount or more. The reason for this is if someone sells their unit for too low it affects 187 other home values so the board will intervene.

Agenda for November Budget Meeting (Matt Alfieri)

The open budget meeting will be held November 13 at 7:30 pm. We will discuss the budget and the effect on the common charges. Remember Edgemont's fiscal year runs from December 1 to November 30. We will be reviewing all line items at tonight's executive session.

Q&A

Q: Is putting a bathroom on this level of the Clubhouse out of the question?

A: It's something we can consider.

Comment: I'd like to commend the board for being more open to the community.

Q: The shed in Phase 2, is there some other apparatus that can be installed instead of the current rope system?

A: We'll look into it.

Q: Are Edgemont stickers required for all cars? I see garbage being dumped in the sheds by people in cars without stickers.

A: Yes, stickers are required on all vehicles owned by Edgemont residents and parked on premises. Would you be opposed to carrying a key so we can keep the garbage sheds locked? (No clear answer given.)

Comment: We should put a sign up telling residents to break up their boxes.

Comment: If you go to Pierson Park please note you will need to have a sticker on your car. It's free, just bring your car registration to Village Hall.

Q: When will the stairs leading from the 400's to the Clubhouse reopen?

A: The railing should be installed by the end of this week and then we will need an inspection before we can reopen it.

Q: Was there any discussion on changing the indoor pool's hours of operation? Maybe giving key access so we could have longer hours?

A: Our insurance mandates we have lifeguards.

Q: Are we allowed to have tankless water heaters?

A: Yes, just check with your electrician first.

Q: Can we cover the gas meters?

A: We are not allowed to enclose them but in certain areas we can add plantings. Some areas are too narrow to plant anything. (we have surveyed the property with regards to the gas meters and are formulating plans which may include plantings or privacy screens)

Q: Ever since my meter was changed my heating bill went up.

A: We've heard that from many unit owners. Contact Con Edison.

Comment: It's hard to vote to close the indoor pool when you have no idea what will replace it.

A: This is how we have to do it, we need a majority in order to close the pool. If the pool is closed we will have another meeting and vote on what to do with the space.

Q: Can't we just give unit owners key code access to the indoor pool?

A: We could do that with a homeowner's exemption but there would be extra costs associated with that. We'd need a computerized chemical feeder. We'd need every entrance to the pools to be computerized and if by chance an inspector came by and found a door left open we'd be hit

with astronomical fines and the pool would be shut down. There's also a risk involved, if someone drowns or has a heart attack they can sue Edgemont. We are not a huge conglomerate, when we get sued the money comes out of our pockets. One of our lifeguards saved a toddler from drowning this summer.

Q: Can we get an update on the lawsuits? How many lawsuits are there?

A: There is no news to report. We have responded to one appeal and one motion to reargue, both for a case that was previously dismissed.

Q: What is the lawsuit about?

A: It remains our policy to not comment on active lawsuits. You can search online for the lawsuit, it is public record.

Meeting adjourned.

UNIT OWNERS PRESENT (22)

Linda Motelson (#375), Pat Hanson (#241), Judi Forrest (#501), Maddy Simon (#497), Lorraine White (#549), Toni Glikes (#177), Francine Intile (#421), Bob Palmerton (#257), Seymour & Mona Page (#459), Cynthia Pfeffer & Mark Mishler (#477), Felicitas Cronquist (#271), Paul Nunes (#195), Helen Wu (#379), Kyri & Chris Drakopoulos (#545), Eleanor Jass (#405), Rhoda Kaplan (#403), Lois & Newt Alterman (#389), Danielle Levine (#453)

**Executive Session
Minutes 10/16/18**

Present:

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

Also in attendance:

Jason Braun, Property Manager

- **Landscaping bids for next 3 years. VOTE: 8-0 for Labriola. APPROVED**
- **Tree spraying for 2019. VOTE: 8-0 for Almstead. APPROVED**
- **Lawn fertilization for 2019. VOTE: 8-0 for Almstead. APPROVED**
- **Reviewed budget line items. Final budget for required expenses (total) in FY 2018-19: \$1,653,752 (approx. 5.2% increase in total common charges for next year). VOTE: 8-0. APPROVED**

**Executive Board Conference Call
October 19, 2018**

A conference call scheduled for 7:00 pm included:

Matt Alfieri

Michael Variano

Anne McKissick

Anatoly Tchadliev

Lori Semeraro

A quorum being met voting could proceed

Deck replacement, sliding door and siding repair at units 553-555 awarded to Frank's Home Improvements. APPROVED 5-0