

**Annual Meeting
Minutes
October 17, 2017**

Present:

Matt Alfieri, President, Treasurer

Michael Variano, Vice President

Anne McKissick, Treasurer

Harriet Klugman

Clair Moore

Joel Braverman

Lori Semeraro

Also Attending:

Jason Braun, Property Manager

Suzanne Kavanagh, Administrative Assistant

Welcome (Matt Alfieri)

Welcome everyone. Thank you for coming out tonight. Our first order of business is approval of the July 18, 2017 minutes. Any objections? Minutes approved.

Finance Update (Anne McKissick)

Our Merrill Lynch cash position as of the end of September is \$660,000. That sounds great but remember there have been many capital projects this year that have not been paid yet as well as some unexpected expenses. There was a sewage project on the service road that cost us \$17,000. We finally got a bid on the church drain, it's going to cost us between \$26,000 and \$30,000. Also the floors of four decks are going to be rebuilt, that's going to cost \$92,000. We also had a not so nice surprise with next year's roofing project. All three bids were high, the lowest was \$197,000, the reason being the cost of materials has risen due to the recent hurricanes. Every time I get an email from Jason with some of these emergencies that pop up I am grateful that we have a capital budget and a strong reserve. The operating budget has stayed pretty much on target, roughly 2/3 of the budget has stayed in line with inflation. The price of water rose 15% and then 12% in just one year. That's Tarrytown billing us for water.

Buildings & Infrastructure Update (Michael Variano)

I have an update on some of the projects Anne mentioned. The church drain, we have a signed contract and will schedule the work with the Village. The decks, keep in mind these are the decks over the garages, not the free standing decks, so they're a little more complicated and therefore more costly to repair. We have a contract and permit is pending. The gas meters, we've only had one major problem with that, in Units 511 and 513, many are already done. Con Edison is also working on a power fault, there was an outage about two weeks ago. They are

working near the 380's and near 303. The cost of the roof projects has gone up because of the recent hurricanes. Each vendor came in higher this year.

Grounds Update (Clair Moore)

The Grounds Committee met several times this year. Two out of the three walks of the complex have been completed. We have about 4-6 members and we all take notes, Jason takes extensive notes. Not everything gets done, we have to prioritize safety issues. The entrance plantings of mums has been completed. We had a few trees removed this year that were in danger of falling. This winter we will prune the fruit trees. If you have a problem with your unit or see one elsewhere put in a work order so there is a paper trail.

Social Committee Update (Matt Alfieri)

As you may know our former chair, former leader, Morey Storck, has stepped down. You will be seeing notices coming out soon asking for volunteers for the committee. We will have a Halloween party and a holiday dinner to round out 2017. Look for notices with updates.

Residents Committee Update (Joel Braverman)

The committee tries to meet on a monthly basis. I have not met with the Board since the last committee meeting so I will be discussing some of it at tonight's executive session. Some things that have come up are the idea of a basketball court and a dog park. We're waiting on getting a definitive answer from insurance on those. Our next meeting will be held in November.

Gas Meter Project (Jason Braun)

Approximately 120 gas meters have been replaced as of today. We had a leak in Unit 407 which our plumber corrected the next day. Yesterday, Units 511 and 513 were shut down. Unit 511 had their gas restored today, Unit 513 is trickier, we're going to have to find the leak. I will be opening up the sheetrock tomorrow with the crew to locate the leak. To refresh your memory, the reason for the gas meter project is that Con Edison red-tagged our meters about two years ago because they were housed in a wooden structure. The structure was determined to be a safety hazard, if gas were to be trapped inside the structure it could potentially cause an explosion. Communications from Con Edison over the past two years has been minimal. There was recently a power outage in Phase 4. I have been in contact with Con Edison and Energy Services, trying to get a point of contact so I can easily access information about the property.

Anne McKissick: Is this gas meter project good for Edgemont? We are finding potential problems during this project that would have gone uncovered, correct?

Jason Braun: Yes, it is safer for the community. Fixing gas leaks prevents potential problems. We will need to come up with screening for some of the meters, particularly the ones near walkways. Overall, the project is a benefit for the community.

Q & A

Q: When you say the price of replacing the roofs went up, does that mean you have put the project on hold? Will you continue to replace roofs?

A: We are continuing the project, we have ten roofs left to do. We will do five roofs in 2018 and five in 2019.

Q: Recently a large vehicle was parked opposite my garage and did not move for six weeks. Apparently, the battery was dead. I would like to suggest that you make sure every single car has an Edgemont sticker in their window. Also, there is a blue spruce near my unit that has been swaying for years. I'm very concerned.

A: We will look into this.

Q: Was the sprinkler system turned off near the mums? They need water.

A: The landscapers and the crew will water them.

Q: Is it true the dog run will go where the playground is now?

A: Nothing has been decided yet, we are waiting on our insurance company to get back to us.

Q: Where are you thinking of putting a basketball hoop?

A: On the tennis court. It will be similar to Castle Heights. When the tennis court is not in use the basketball hoop can be used.

Q: I have a pet owner question. There is an inconsistency in the by-laws. It says dogs cannot be walked on the property, are you supposed to carry your dog to the edge of the property?

A: You are not expected to carry your dog. The dog can walk on the property it just cannot urinate/defecate on the property.

Q: What is the status of the deck replacements?

A: We have awarded a contract to Sunrise.

Q: Is there a timeline on when work will begin on the decks?

A: As soon as we have a permit we can schedule the work. We are hoping to get work started before winter.

Q: What about the rest of the decks? Will they all be replaced?

A: No other decks are scheduled at this time. We are trying to hire an engineer to go through the property and tell us which decks need to be replaced first, similar to how we did it with the roof project. But engineers cost money to hire, that's why two years ago we started saving

toward this project. The specific four that are being replaced, these are decks over the garage with a cantilever, they had water coming in that were causing rot. Not all of the decks here have these issues.

Q: When you mention the increase in prices and the surprise of unexpected expenses I think about the board raising our monthly common charges. If that's the case I hope you consider that many of us are on a fixed income. I wrote a letter last time there was a very large increase. Please take this into consideration when discussing the upcoming budget.

A: There is an open budget meeting the second Tuesday in November, the 14th in the Clubhouse at 7:30 pm. We will be voting on the budget tonight. One thing I will tell you is that Anne, Jim, and Michael have spent a lot of time creating different spreadsheets, a lot of thought was put into it. As a reminder this property is over 40 years old, we have a lot of projects competing for money, for time. We will debating as a team tonight.

Q: I have a question, how cost effective is the indoor pool based on usage?

A: That's something we're looking at tonight.

Anne McKissick: One question I have for you all is how would you feel about getting a survey from the office? We'd like to survey the community but the fear has been that people may think it's a vote- it's not. We just want to send out a few questions to get a sense of what you think. Would you answer a survey? Again, this would not be a vote, it's just a poll. No decisions will be made based on the polls.

Comment: I love the idea of the survey.

Q: Is there a way to determine the costs of the indoor pool and how many people use it?

A: We can easily determine the costs of most of the indoor pool expenses but other expenses like electricity are hard to separate out. We have a log of how many people have used the indoor pool, it goes back several years.

Meeting adjourned.

UNIT OWNERS PRESENT (23)

Maddy Simon (497), Mona & Seymour Page (459), Rita Wexler (313), Toni Glikes (177), Linda Motelson (375), Kyri Drakopoulos (545), Paul & Barbara Petrocelli (349), Bob & Lee Kimmel (519), Eleanor Jass (405), Rhoda Kaplan (403), Harriet Weissman (507), Jennifer Gordon (483), Albin Sadar (373), Francine Intile (421), Sheila Resino (461), Tina Bellino (247), Danielle Levine (453), Paul Nunes (195), Mel Chesner (261), Lorraine White (549)

**Executive Session
Minutes 10/17/17**

Present:

**Matt Alfieri, President
Michael Variano, Vice President
Anne McKissick, Treasurer
Claire Moore
Harriet Klugman
Lori Semeraro**

Absent:

**Jim Brady
Anatoly Tchadliev**

Also in attendance:

Jason Braun, Property Manager

- **The Board voted and approved to waive the right of first refusal for Unit 535 3 bedroom duplex unit with garage \$540,000**
- **Operating budget approved**
- **Capital budget approved**
- **Board discussed labeling Garthchester invoices for maintenance fees as operating, capital, and reserve.**