

**Open Meeting
Minutes
April 18, 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 everyone. We will have a very brief open meeting and then we will get to Candidates Night. Anne McKissick Sadar will be a little bit late, she lost a parent last week in Texas and she flew in tonight to be with us. She's on her way from LaGuardia now.

Grounds Committee Update (Clair Moore)

Tomorrow the Grounds Committee will be meeting here in the Clubhouse at 8:30am. Three or four of our members can make it but anyone interested is welcome to come. We will be discussing plantings for the rest of the year among other things.

Jason: Labriola just started spring cleanup, edging beds, and cutting. They will begin mulching in a couple of weeks. Anyone that does not want mulching or pruning done in their area please let the office know and we will communicate it to Labriola.

Buildings & Infrastructure Committee Update (Michael Variano)

This year we did not have an increase in the capital budget and we had some things like deck replacement and the church drain that were not originally in the plan. Luckily we started saving last year which will offset some of that unanticipated cost. This May we will begin replacing the

roofs on five more buildings, then we just have 2018 and 2019 and we're done. The stairs have to go out to bid. We have earmarked those that need to be addressed this year. Again, we didn't raise the common charges so we can only do so many. Next month we will have a more detailed budget meeting and we'll discuss it further.

Q: Will all the decks be redone?

A: No, just those that are in disrepair. Those we know right now really need it.

Q: Will the decks be made of the same material or something new?

A: The replacements are two parts: the framing is wood. The decking, railing, and spindles are Trex.

Comment: I'd like to report for Morey and the Social Committee that we are extending the deadline to RSVP for the spring buffet until Thursday, April 20 at 1pm. It's going to be a terrific buffet. The food can't be beat. If you're new or you know someone new, tell them about the parties in the Clubhouse.

Q: How do you get on the new website?

A: The web address is www.edgemontcondo.com Click on Login/Register and follow the prompts. Also, please sign up for OneCallNow. That is how we get information to you. Give Suzanne your email and phone number so we can keep you up to date.

Candidates' Q & A

Introduction of Candidates: Matt Alfieri, Harriet Klugman, Anne McKissick Sadar, and Paul Nunes are running this year. There are three open spots. The annual meeting will be held on May 16, 2017.

Harriet Klugman: I'm Harriet Klugman, I live in Unit 505. I have been on the board for nine years. I am the head of the Welcoming Committee. I meet with new unit owners and in fact we are having a cocktail party this Thursday to welcome some of our new residents.

Anne McKissick: I've lived here in Unit 373 for five years with my husband Albin. I've been on the board for a few years and I'm currently treasurer and serve on the Finance Committee.

Matt Alfieri: I've been on the board for three years, I started out as treasurer and I am now president. I'd like to serve for another three years.

Paul Nunes: I've been living at Edgemont since 2009, about eight years. I'm hoping to get on the board because there are a lot of important issues that need to be addressed.

Q: What are your feelings about the indoor pool?

Paul Nunes: This is an annual source of controversy and rightfully so. To the people who do not use the indoor pool, the argument is that it's just a source of expense. On the pro side, it's been a fixture of the complex since its inception. It's one of the only assets that make this complex unique. Even to people with no intent of swimming in the winter, it's an asset you can't replace. If it's shut down you can't reopen it because it's grandfathered in. If you close the indoor pool you can't say that Edgemont has year-round swimming when you go to sell your unit. The cost to decommission the pool would be high. We could turn it into something else, but what? .

Matt Alfieri: There's been a lot of numbers crunched. This is not a board decision to make. Any decision that is made will be a community vote. We would need a 66.7% vote to make any decision on the indoor pool. As we are winding down the indoor pool season we will discuss it more, and it will be discussed at the Annual Meeting in May.

Anne McKissick Sadar: There are a lot of issues with the pool. It's true it would be expensive to decommission the pool. There are a lot of different options to be explored this time around that weren't available last time it went out for a vote. Keep in mind the pool was built in 1974 so it's over 40 years old. It has to be addressed and it is important.

Harriet Klugman: Last time we had to fix the indoor pool it cost us \$135,000 and the expert that worked with us said the problem would resurface again in 8 or 9 years. At the time I went to several real estate agents in Westchester and they all referred to our indoor pool as a "glorified bathtub." They advised that a different amenity like a nice gym would be more enticing to buyers, especially younger people.

Q: What is the status of the indoor pool?

A: It is open.

Q: Some of the foliage around here has deteriorated to a certain extent. How much priority will each of you give to the restoration of the foliage?

Harriet Klugman: That would be a top priority for me. Edgemont is known for its beauty. We need to maintain it.

Matt Alfieri: If you're looking to cut corners on taking care of our foliage than I am not your candidate. Compared to other areas in the community Edgemont is very upscale. Whenever anyone comes to visit they always comment on the beauty here. We need to enhance our investment. I'm a big proponent of investing in the upkeep of Edgemont.

Paul Nunes: I agree with Matt. The condition of the grounds here was the number one draw for me. It's so quiet and lush it feels like you're not in Tarrytown. Up here it's like Shangri La. Landscaping should be one of the highest priorities. You can always rebuild a deck but if you lose a large specimen tree you won't get it back for 50-100 years.

Q: My question is about the grass. Since we've gone "green" it's almost disappeared.

Harriet Klugman: I am 100% in agreement. The grass looks like a brown carpet in my area. We need to make a change. What we are doing is not working.

Anne McKissick Sadar: The landscaping company we had before Labriola we were not too pleased with but we were under contract. Labriola has a much better reputation but they've only been here for one year and that's not long enough to make a big difference. If there are specific areas that are bothering you put in a work order in the office. Tell Jason or Suzanne.

Matt Alfieri: Yes, put in a work order. We get a weekly work order report. Communicate any issues to the property manager.

Paul Nunes: I don't know what techniques or products Labriola is using but I do know sometimes these things take time. The worst thing for us to do is to flip back and forth between companies, that would be a waste of time and money. Sometimes it's just the weather. For the most part I agree with my fellow candidates, we have to be patient and put in work orders so Jason is aware.

Q: I'm curious why the incumbents are running again in the face of the hatred emanating from Next Door?

Matt Alfieri: It took me awhile to see the hostility that comes with being on the board. I'm dedicating my free time because my heart is in this. We've made a lot of strides, we've improved transparency, we've done a lot. These are all team wins, this isn't one out of nine making it happen, it's the board as a whole. We've implemented One Call Now, for the first time in Edgemont history we have a five year budget and a ten year plan, which I can tell you took hours and hours and weekends and weekends to do. We have a brand new website. We have a terrific reserve balance. Why run again? I'm not going to let five or six negative opinions shape what I do. I absolutely love it here and I want it to be the best community.

Anne McKissick Sadar: I originally ran because like a lot of you I had a lot of questions. When will we get a new roof and how will it be paid for? How can we control expenses? What does our reserve fund look like? It's been a great joy working with my fellow board members who also wanted to get to the bottom of it and several mysteries were solved. I want to live in a nice place, I want a healthy reserve, I don't want money wasted. When I moved here my neighbor told me Edgemont is a pretty good value and it was true, it's still true. We've had to raise fees and it was painful but our bank balance has gone from \$250,000 to \$500,000. That money is going to work for you.

Harriet Klugman: Originally I ran because I wanted to give back. I was retired and I had extra time to volunteer. But it's grown from that. I have revised the Edgemont rule book and my

greatest love is the Welcome Committee. I love people, I love meeting new people. I love the cocktail parties. It's fun and I enjoy it.

Paul Nunes: I'm not on the board yet. The reason I'm running is that this year we face the most crucial year in the history of Edgemont. The lawsuit against Edgemont is not over. In addition, early last year in 2016 former board member Sandy Peterson brought a lawsuit against one of our residents. It was recently dismissed. In December of 2016 Jason brought a lawsuit against Mary Ellen Maun. Was the board aware of this or sponsor it in any way?

Matt Alfieri: The Board has not sponsored or funded either of those lawsuits. That is a private matter between the individuals. As for the lawsuit against Edgemont, we have announced at two different meetings that the lawsuit was dismissed but an appeal has been filed. Our attorneys are working on it and have advised us not to comment any further. I refuse to put this community at risk.

(Inaudible background conversations)

Q: No one who serves can be perfect all the time but one thing concerns me. There are things I don't want to tell Suzanne, Jason, or even Michael. Sometimes I want to talk to Matt. There have been times I've called Matt and I haven't gotten a response. In the future what is the best way to get in touch?

Matt: Sometimes it takes me a few days, I'm definitely not perfect. People do call me while I'm at work and I always get back to them. I apologize and that's something I definitely want to improve.

Q: I'm new here. It sounds like there is no good vehicle for communication about things like lawsuits or the indoor pool.

Anne McKissick Sadar: We've done a lot to improve the modes of communication. One Call Now this past year has been great. We have a new website. Board members are not allowed to post on Next Door so we have to figure out some way to get people on our website because that's our tool. We have a blog but people don't naturally go there and ask questions. We need to get more information on there.

Matt Alfieri: I've posted on Next Door and it's been deleted. It's censored and it's not fair.

Jason Braun: To be clear, I believe Next Door was set up by a resident of Edgemont. It has nothing to do with the day to day operations of the Condo. If you have questions, comments, concerns please call the office. Come to the office. Talk to me, or Suzanne, or the Board.

Matt Alfieri: We need to get more people on the Edgemont website, it is for owners only. Posts on Next Door are seen by people all over town, even in Irvington.

Harriet Klugman: There was a segment on the news about Next Door. There are 160 reviews of the website 127 of them are one star reviews. Some of the guidelines are the website are not being followed. You have to honestly represent yourself, not using an alias, a pseudonym, or abbreviations. The website doesn't charge for membership, there's no advertisements, they make money by taking the personal information of the members and selling it.

Q: I'd like to hear from Paul. What have you got to say?

Paul Nunes: This is a pivotal election. There's a lot more going on that affects the bottom line than they're saying. I will say Anne is on the ball. The rest have been here so long and have not been servicing you the way you think.

Q: I've been here 23 years and it's always been the same. What are you going to change?

Paul Nunes: Get rid of the incumbents.

Q: Where are the candidates' resumes?

A: They're on the website, same as last year. We are moving away from door to door distribution.

Comment: I'd like to say that the discord here does not come from the Board. It comes from a handful of residents. This is the fourth condo we've lived in and wherever you go there are people who have nothing else to do but complain. Our experience is this is the best Board we've experienced out of all the places we've lived.

UNIT OWNERS PRESENT (29)

Francine Intile (Unit 421), Lorraine White (549), Susan & Ralph Levey (547), Eleanor Jass (405), Lois & Newt Alterman (389), Rita Wexler (313), Maddy Simon (497), Danielle Levine (453), Ester Quinn (503), Cynthia Pfeffer & Mark Mishler (477), Netta Sloboda (Unit 227), Paul Nunes (195), Dorothy Conigliaro (245), Paul & Barbara Petrocelli (349), Melvin Stark (Unit 265), Linda Motelson (Unit 375), Kathi Schaeffer & Lynn DiQualtro (Unit 237), Phyllis Brady (Unit 333) Bob & Lee Kimmel (Unit 519), Mel & Aurora Lederman (Unit 229), Bob Palmerton (Unit 257), Karen Guttmann (Unit 351)

**Executive Session
Minutes 4/18/17**

Present:

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

Also in attendance:

Jason Braun, Property Manager

Item – Right of First Refusal – Unit Sales

Unit 471 \$410,000 1 B/R lower simplex; no garage; no arrears issues
- RFR 9-0 APPROVED
Unit 565 \$425,000 2 B/R upper simplex; no garage: no arrears issues
- RFR 8-0, (Joel abstains) APPROVED

Item - Repairs for approval

Concrete drains at garages near units 531-533 have failed, need to be replaced, plus blacktop repair.

Bids: Yonkers \$15,420

Labriola \$11,050

Board approves Labriola 9-0. Five year warranty on work.

Item -Tony's work anniversary.

Most senior and highest performance rated member. Board approves (9-0) salary increase of 3%.

Item- Unit Owner letter to the Board

Letter regarding tree that was removed (shade for unit, value of unit). Jason to send Matt report where the report recommends removal of Juniper bush. Matt to call unit owner to discuss. Note: the tree is common area.

Item - Indoor pool

Second vendor has proposed quartz finish vs plaster finish following sand blasting that is needed to prepare for new season - beginning after outdoor pool is closed for season. Cost – approximately \$22k to sandblast and finish vs \$19k (plaster option to finish). Jason to get more details.

Item – Election night process

Ballot counters for May's Annual Meeting / Election: 3 observers, 1 inputter, 1 reader

will be selected at random. Volunteer deadline is Friday, May 5th at 5pm. Contact office. Matt to email Suzanne.

Item – Re-announce Edgemont’s newly re-designed website (www.edgemontcondo.com) suggestion to place “poster” near each mailbox station and not only on bulletin board.

Jb/4-25-2017