

Open Meeting Minutes
July 17, 2018

Present:

Matt Alfieri, President

Michael Variano, Vice President

Anne McKissick, Treasurer

Jim Brady, Secretary

Harriet Klugman

Clair Moore

Lori Semeraro

Anatoly Tchadliev (attended Executive Session; late due to severe weather)

Also Attending:

Jason Braun, Property Manager

Suzanne Kavanagh, Administrative Assistant

Welcome (Matt Alfieri)

Good evening. Thank you for coming out in this heavy rain. Anatoly is running late due to a Metro North delay.

Lawsuit Update (Matt Alfieri)

Just wanted to give a quick update. As of June 28 the most recent case against Edgemont was dismissed. We found out this afternoon that the plaintiff has filed an appeal. As always, we will continue to fight and let the facts prevail. Our policy is never to comment on litigations out of respect for all parties involved.

Work Orders (Michael Variano)

We've established a new email address in order to separate work orders from Edgemont's general email address. It's called workorders@edgemontcondo.com. Any correspondence about a work order will go through that email address. We think it will be easier for residents to search for a work order in their email this way. Hopefully it will be cleaner, more compact.

Q: Do we send work orders to that email address?

A: You still will just fill out a work order on our website. The work order will automatically be sent to the new email address.

Grounds Committee Update (Clair Moore)

We are in the midst of a hot, rainy summer. Labriola will continue pruning, mowing, etc. The crew is assigned to special pruning. If a path near you is getting overgrown put in a work order. Labriola is in the third and final year of their contract, we will be putting out a bid in August and make a decision by September or October. There are several damaged trees due to be taken down soon. We have permits for their removal. As a reminder, there will be no new plantings until the fall because of the water restriction. Please water bushes near your unit, we are not allowed to use sprinklers.

Comment: Bravo to Labriola. The grounds have never looked better.

Q: Is there a general policy that when we remove a tree we replant one?

Clair Moore: There is no specific policy. It depends on where it is, if it's ornamental. It's done on a case by case basis.

Indoor Pool (Matt Alfieri)

We will have a special meeting in September regarding the indoor pool. There are several costs we need to consider, some routine, some not. The only topic of discussion at this special meeting will be the indoor pool and I do anticipate some strong opinions. We will discuss the options we have and our budget. I want to be clear, this is not a Board decision, nor should it be. This will be decided by 188 unit owners. We want everyone to have a voice. We will announce a date for the meeting soon.

Q: One argument for keeping the indoor pool open is that it is an asset in helping sell your home. I was wondering if we can collect some information on that ahead of the special meeting?

A: It's definitely a plus to have an indoor pool but it's hard to measure how much of a difference it makes when selling.

Anne McKissick: Another thing that came up in our indoor pool discussions was "why so much money? Why can't we get it fixed right?" This goes back to the developer that did not do it correctly in the first place or we would have never developed a mold condition that lead to a major mold remediation project, which included reconfiguring the entire indoor pool space. Meanwhile pools keep improving and the Health Department keeps upping their standards.

Finance Committee (Matt Alfieri)

Some unexpected events have gone on this year. Some lines are over budget so we will be tapping into our contingency. We are over budget by about \$40,000. The gutter cleaning was over budget by \$10,000. The sewer/drain repair was \$29k. The total, along with the gutters was

\$39k. The drain was an unplanned repair. We have a fairly good contingency so there's nothing to worry about.

Social Committee (Lori Semeraro)

We will be holding a social hour followed by a family movie here in the Clubhouse on Friday, July 27. We will do it again August 24th with a different movie. We are also planning an international dinner towards the end of September.

General Update (Matt Alfieri)

Just wanted to say that I appreciate all of the feedback, please keep it coming. We really work hard to put actions into practice.

Yesterday there was an incident in the pool, commendations to Nicole our lifeguard. I am always asked why we must have lifeguards. Yesterday a two year old girl was playing in the pool with no flotation device and started to drown. Nicole dove into the water and pulled her out. The girl was coughing up water. If you see Nicole, please send her your kindness.

Q&A

Q: Can we print the pool rules in large print and hang it near the pool?

A: Yes. We can do that.

Comment: The recycling bin behind the mailboxes is always overflowing on the weekends. Can Tony expand it?

A: We will look into it. The sheds are always a mess too because boxes aren't broken down. We will send out a reminder.

The following questions/comments were submitted via email:

Q: Can we have an update on the status of paving the 400's?

A: The paving in that area earlier this summer was simply a repair. There is not plan at this time to repave the property.

Comment: Thank you for replacing the steps to the Clubhouse.

Q: Is there a policy on charging electric cars?

A: No.

Q: Can you send out a notification or reminder on Edgemont's Airbnb policy?

A: We don't have a policy specific to Airbnb but we will remind people that the Board has the right of first refusal on all sales and rentals, including short term rentals. Also, there is a \$400 changeover fee so it would be economically prohibitive.

Meeting adjourned.

UNIT OWNERS PRESENT (10)

Anne O'Brien (#365), Linda Motelson (#375), Diane Torstrup (#397), Rita Wexler (#313), Eleanor Jass (#405), Paul & Barbara Petrocelli (#349). Albin Sadar (#373), Rhoda Kaplan (#403), Newt Alterman (#389)

**Executive Session
Minutes 7/17/18**

Present:

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

Also in attendance:

Jason Braun, Property Manager

Absent:

Karen Guttman

- **Current lawsuit (notice of appeal filed 7/17/18)**
- **Right of First Refusal (Unit 223): two bedroom upper simplex, no den, no garage. \$485,000 sale price. Vote: APPROVE 7-0.**
- **Board discussed by-law changes**
- **Indoor pool upcoming special meeting was discussed**
- **Location for possible dog walk was discussed**
- **Board discussed 3% salary increase for crew member VOTE: 7-0 APPROVED**