

**Open Meeting
Minutes
July 18, 2017**

Present:

Matthew Alfieri, President

Michael Variano, Vice President

Anne McKissick Sadar, Treasurer

Jim Brady, Secretary

Clair Moore

Anatoly Tchadliev

Harriet Klugman

Also Attending:

Suzanne Kavanagh, Administrative Assistant

Welcome (Matt Alfieri)

Welcome everyone. We have a full agenda today. We'll have some general announcements about the community, some presentations from each committee, and end with a Q&A. Thanks everyone for coming.

Buildings & Infrastructure Committee (Michael Variano)

- An update on the roofing project: five roofs are complete, we have ten left to be completed in 2018 and 2019.
- We have engaged a second engineer to design plans for the deck replacement project. We will be replacing decks on units 183, 185, 195, and 197. Those are the first we will undertake and once that's done we'll inspect the other deck conditions to decide which to do next.
- The drain pipe at the church- this project has been at a standstill until we get a camera in the pipe. There are no plans available to us from the village or the church so it is hard to know exactly where the pipe is underground.
- The walkways steps and walls- we do about \$20,000-\$30,000 for each of these items each year, depending on the severity
- The water pits, the concrete pits on the side of the building that house the water shut off valve, hose drains, sewer, fresh water, and sometimes electric. These are old, they're made of cinder block. Jason and I have made a list of those in need of repair.
- We are looking to have a property survey done by an engineer. We are looking for a bigger and better picture about life expectancy and getting a master plan which will help with budgeting.

- The Con Ed gas meter replacement project. Last year Con Ed contacted us and said they would be replacing all the gas meters. That is why we removed the housing on the meters. Con Ed ran into problems, they couldn't find shut off valves, etc. The project was to resume this spring/summer but now they say they are only replacing face plates on the meters. It's hard to get a correct answer from them. Con Ed says one thing and the guys they send here give conflicting information.
- The Clubhouse- we've talked about access to the Clubhouse, making it easier to enter and exit the clubhouse. We have a contract to install a ramp at the entrance to the Clubhouse and three exterior doors. We are replacing the one on the side of the Clubhouse that is falling apart, the door leading to the outdoor pool, and the front entry door. All doors will be glass and metal doors.
- The indoor pool- I'm not going far into that at this point. We need opinions. We don't have a decisive view. We'd like to poll the residents and see what's what.

Ongoing (Matt Alfieri)

We've received call and emails about different things, the pool area, security, parking lots, recycling, etc. You'll be seeing some new things coming out in the next few weeks. There will be new procedures at the pool to ensure that only Edgemont residents and their guests are at the pool. We are looking into locking up the garbage and recycling sheds so only Edgemont residents can access them. Jason is pricing different options for this. The parking lots should only be used by Edgemont residents and their guest. We will be discussing how to work on that at tonight's executive session. As you may have heard a month ago three people were arrested on Edgemont property. They were found with drug paraphernalia in their car. This was very disconcerting. I want to remind everyone that if they see something suspicious, call the police, call the office, call the board. Another item we're working on is updating the bylaws. Some of the bylaws are very outdated and we'd like to see them changed. For example, they were written before the invention of email so anytime the board has to vote on something we need to have a conference call. Another example is the \$5 fines, in 1974 \$5 might have been a deterrent but not in today's dollars. Any changes to the bylaws require a 2/3 vote from the community.

Q: Will you ask residents for suggestions on the bylaws?

A: We will probably do a special meeting or incorporate it into a regularly scheduled meeting.

Q: Will we get copies of the bylaws?

A: Yes. Keep in mind this is a long way away.

Finance Committee (Anne McKissick Sadar)

The Merrill account as of June had a balance of \$548,265. We were at \$514,000 at the beginning of the fiscal year. About \$1 million of our budget is for operating, things like electric, gas, and personnel. The rest is for capital projects that mostly take place in May, June, and July,

for example the roofs. The finance committee has been adding more account codes to our budget to make projects easier to track over time. (See attached spreadsheet that was handed out at meeting). Michael put together this spreadsheet to give you an idea of what we have vs. what's been paid so far.

Q: What is the difference between the column "2017 Budget" and "Subtotal?"

A: If you add the "Bal 2016" and "2017 Budget" you will come up with the subtotal. This is the balance at the end of 2016 plus the amount budgeted for this year.

Q: What does recreation include? Why is there a negative balance?

A: Recreation includes the pool, the gym, the tennis courts. The reason it's negative is the unforeseen expense of adding the pool fence. This was a one-time expense.

Q: The lighting account for \$15,000- does that include adding a light to the pathway near unit 503?

A: That account is set aside for replacing the halide lights and converting them to LED fixtures.

This spreadsheet is just a snapshot of right now. But there is always \$370,000 in reserves, which represents three months of operating costs, and that goes untouched. The capital projects are not paid with that money. I also just want to clear up that the \$20,000 for Clubhouse improvements is not just for a ramp, there's been some misinformation out there. That \$20,000 includes the three new doors as well.

Cost Savings (Anne McKissick Sadar)

A few meeting ago we had a question about cost savings so we wanted to give an update about that. Also maybe some of you have ideas that you'd like to share.

- There's been a significant cost savings on the roofs. When the roof replacement project started they did many roofs one year and then one roof the next. We've gotten better numbers by bidding the right number of roofs each year.
- One Call Now has reduced door to door trips by the crew. We were able to send out quick warnings about freezing temperatures this winter, resulting in no burst pipes this year which saved us a lot of money.
- Personnel- Jason replaced a senior crew member with a skilled junior member. We've also reduced the crew's health benefits.
- Time Efficiency- we've seen the expansion of the recycling area free up the crew's time. We're also talking about getting the crew more involved in landscaping, batching similar types of jobs, and being more proactive instead of reactive.
- Future cost savings will come with replacing lights with LED bulbs and LED fixtures

Community & Social Committee (Matt Alfieri)

For those of you who did not attend the Fourth of July party here at Edgemont, our longtime social committee chair, Morey Storck, announced his resignation. We will be setting up monthly meetings to plan the rest of our events, including an end of summer barbecue and bringing back Halloween at Edgemont. We'll start talking about Morey gave us a list of events, and we will be soliciting volunteers.

Comment: Appreciation and thanks to Matt for his hard work at the Fourth of July party.

Matt: Please make sure to thank Morey for all of the years he put into the social committee

Joel is not here so just wanted to give a quick update on the residents committee. They've had two meetings so far. The committee is for suggestions about Edgemont, for example at one of the meeting it was brought up that the speed bumps are a tripping hazard at night. The crew promptly painted white lines on the speed bumps. Things like that are discussed at the residents committee meetings. If you haven't been a part of it yet I recommend joining.

We recently sent out an email about parking in hash marked areas, there are new things coming to help enforce the parking rules. You must have a parking sticker on your car.

Grounds Committee (Clair Moore)

Labriola has been pruning and mulching. The Grounds Committee did a walk through Phase 3. I took notes, Jason took notes, and we've started implementing some of the ideas. Time and money sometimes gets in the way. We'll be doing a second walk this week in the 300s and 400s. That just leaves us with the 500s. I encourage you to put in work orders for landscaping and any other work. If lights are out please report them, the crew is here during the day so they don't see the lights are out.

Q & A

Q: I'm happy about the expansion of the recycling but I notice a flow of water coming from that area. Shouldn't it be covered?

A: There should be holes in the bottoms of the dumpsters. We will look into it.

Q: Is there a fixed schedule for the residents committee meetings?

A: It's usually the 3rd or 4th Thursday of the month. We will post notices letting you know when the meeting is.

Q: I'm suggesting a second step be added to the entrance to the pool from the Clubhouse. It's a simple job. Also I'd like five more chairs by the pool.

A: We will discuss that at the executive session tonight.

Comment: If you have private mortgage insurance and the value of your unit has gone up, you might now be at the 8% required by PMI. Contact your bank, tell them look at the comparative prices, I've met my criteria, I'd like to have my PMI stopped. It could save you a lot of money.

Q: How many units at Edgemont are rented?

A: 10.

Q: I recently called Matt, I was driving up Martling and I saw a man and three kids leaving Edgemont, they looked like they were just swimming, and they do not live here. I got a notice to bring pool tags to the pool but when I go to the pool the lifeguard doesn't ask to see my pool tag.

A: We are trying to come up with inexpensive ways to help with this problem. One idea was different colored wristbands for different days.

Comment: Maybe we can post rules on a big sign near the pool. Including not to harass the lifeguard.

Q: There are signs all over the pool that say "No Diving" but none that say "No Jumping." I've seen the lifeguards telling people not to jump, that is the rule, but there's no sign. Can we add one?

A: We will get signs.

Q: Who is allowed to park in front of the Clubhouse?

A: Anyone can. We suggest you walk to the pool if you can. Some people cannot.

Q: When I rented the Clubhouse for a private affair I had to have relatives drop people off.

A: Yes, you can give a note to your guests with the invitation informing them not to park here. You don't want to hinder your fellow neighbors.

Q: Maybe for a few hours a day there could be restrictions on parking? Babies R Us suggests certain spots be for expectant mothers, we could do something like that.

A: It's something we can look into.

Q: I appreciate the new fencing around the pool, it's quite attractive, but the gate lock is too high and hard to open.

A: We'll discuss this at the executive session.

Q: I put in a work order for a diseased tree and removing ivy. It's not done.

A: We will look into it. We are looking into ways to improve the work order process.

Q: How far does the property extend? The poison ivy on Martling Avenue is rampant. It's all over the stone walls.

A: That is our property. We will look into it.

Comment: The grass is looking the best it's looked in 24 years. Labriola is doing a great job.

UNIT OWNERS PRESENT (16)

Rita Wexler (Unit 313), Ester Quinn (Unit 503), Linda Motelson (Unit 375), Maddy Simon (Unit 497), Eleanor Jass (Unit 405), Anne O'Brien & Ron Tedesco (Unit 365), Francine Intile (Unit 421), George O'Lear (Unit 177), Paul Petrocelli (Unit 349), Albin Sadar (Unit 373), Bob Palmerton (Unit 257), Howard Ball (Unit 211), Lori Semeraro (Unit 205), Sheila Resino (Unit 461), Judith Forrest (Unit 501).

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

Present:

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

Absent:

**Jason Braun, Property Manager
Joel Braverman**

Two unit owners submitted their resumes for the one open position on the Board. The Board interviewed two candidates on July 18, 2017. Directly following the interviews, the attending Board members voted for Lori Semeraro to fill the open Board position.

**Executive Board Conference Call
July 24, 2017**

A conference call was scheduled for 7:00 pm included

Matt Alfieri

Michael Variano

Clair Moore

Anatoly Tchadliev

Jim Brady

A quorum being met voting could proceed

The call was to review the request by owners of Unit 183 to sell their unit for \$530,000.

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.