

**FINAL
120 Hartsdale Corp.
Meeting of the Board of Directors
October 14, 2025**

The meeting began at 6:35pm. Jonathan Beyer, Mark Bench, Liz Miller, Diane Morrison and Rudy Rinaldi were present. Tony Fico, Tony Martelli and Kathy Maguire of The Ferrara Management Group (FMG) were also present via Zoom. The meeting was conducted in the Board of Directors Conference Room and via Zoom.

The Board approved the Minutes of September 9th.

Sewer Project/Backyard Drainage Project

The Backyard Drainage project is proceeding as scheduled. We hope to have the work in the back courtyard completed in December.

Barring any weather issues, we expect that the drainage work in the front courtyard will begin shortly thereafter.

The Town has sent an updated easement contract for using the west driveway during the sewer project. The update includes the provision that they replace the concrete at the end of the project. Ed Davidson will review it. At this point, we have no start date for the sewer work. The estimated earliest start date is January 2026.

The meeting ended at 8:10pm.