

FINAL
120 Hartsdale Corp.
Meeting of the Board of Directors
August 11, 2026

The meeting began at 6:35pm. Mark Bench, Jonathan Beyer, Tony Fico, Liz Miller, Diane Morrison, and Barry Steinbach were present. 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 July 14th with changes.

Front Courtyard

The west side of the courtyard is nearly finished, and work is beginning on the east side. A majority of the Board approved replacing the front lampposts and installing lighted "120" numbers on the posts.

Diane presented plans for the front landscaping. Maria Devita will also present plans in the coming weeks.

Sewer Project

The east driveway has been repaved, and all materials that have been stored there were moved to the west driveway. Our west driveway has been closed and will be used by the Town until the emergency sewer work is completed. We are now using the east driveway for all cars in and out of the garage.

Motion sensors have not yet been installed to open the east side garage door automatically from the inside of the garage. Key fobs will only be used to enter the garage from the driveway. Since the driveway cement wall does not extend to the area near the garage door, we also installed additional safety barriers in front of the fence between the driveway and the 140 parking lot.

In addition, the Town has closed off the sideway between our front entrance and the west driveway. There are sewer pipes on the sidewalk that will remain until the end of the sewer work.

To date, we have not yet received a certificate of insurance that should be coming from the Town. We have been told we will receive it from Morano, the construction firm working for the Town. We have been advised that our risk is low because they are not using a jackhammer to drill.

It has also been noted that the dumpster in front of our building is blocking our view when exiting the east driveway. Barry will talk to the Town and ask them to move the fence so we can move the dumpster back.

The meeting ended at 7:45 pm.