FINAL
120 Hartsdale Corp.
Meeting of the Board of Directors
September 8, 2026

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

The Board approved the Minutes of August 11th with changes.

Front Courtyard

Work began on the east side courtyard.

Diane met with Mario and Maria Devita to discuss landscaping. If the project is completed by mid-October, Mario will be able to put down mulch and some larger shrubs. The actual planting will be done in the spring.

The Board also discussed landscaping in the back courtyard. There is only 8 inches of topsoil in the rear, so we will need to have raised planters with annuals. Diane will prepare a rendering for Board review.

Sewer Project

Motion sensors have not yet been installed on the building, and we have not received the certificates of insurance from the contractors for the Town. Barry will speak to Frank Morabito.

The dumpster in front of our building that blocked our view when exiting the east driveway has been moved back.

The meeting ended at 7:20 pm.