

**FINAL**  
**120 Hartsdale Corp.**  
**Special Meeting of the Board of Directors**  
**November 13, 2025**

The meeting began at 6:30pm. Mark Bench, Jonathan Beyer, Liz Miller, Diane Morrison, and Barry Steinbach were present. The meeting was conducted in the Board of Directors Conference Room.

The purpose of the meeting was to complete the 2026 budget discussion and review issues arising from the Annual Meeting on Tuesday, November 11<sup>th</sup>.

The Board approved the Minutes of October 30<sup>th</sup>.

### **2026 Budget**

The Board approved raising the following fees to add to our income:

- The Corporate Service fee will rise from \$2000 to \$2500.
- We will establish a Capital Contribution Fee which will be paid at an apartment sale closing. The fee will be the amount equal to three months' maintenance charges. (This does not include the 2026 assessment.)

### **Door Repainting**

A majority of the Board approved the proposal to repaint the doors, using the color scheme suggested by the Decorating Committee in 2024. Liz and Diane voted against the proposal. There is some concern about how the colors will appear under the yellow-toned hall lights. Tony F will ask Jorge to check the lighting to see if it can be brightened.

### **“120” Numerals on the Building Facade**

The lights behind the “120” numerals on the building are dim. Tony F will talk to Jorge about brightening them.

### **Heating Survey**

Liz prepared a Heating Survey. We will ask Jorge for additional input before we distribute it to the building.

### **Annual Meeting**

Our Annual Meeting had some very contentious moments this year. The Board discussed ways to improve the meeting for next year. We also agreed that we would send a letter of apology to the building. FMG and Barry will speak personally to our auditor, Lori Lerman, to express our apologies.

### **Board Resignation**

Rudy Rinaldi has resigned from the Board. The Board will discuss how we will handle the vacancy at our next meeting.

The Board also agreed that all titles and committee assignments will remain in effect for now.

The meeting ended at 7:50pm.