

FINAL
120 Hartsdale Corp.
Meeting of the Board of Directors
July 14, 2026

The meeting began at 6:35pm. Mark Bench, Tony Fico, Liz Miller, 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 June 9th with changes.

Front Courtyard

The west side of the courtyard is nearly finished. When it is completed, work will begin on the east side. We hope to have the west side completed by the end of July

We have asked the contractor to remove any unused machines from the east side of the courtyard.

Diane will be working with Mario Coppa, our landscaper, and Maria DeVita, shareholder and Master Gardener, to create plans for the front landscaping.

Jorge has made space in the garage to store all of the stonework that will be used to complete the front courtyard.

Back Courtyard Project

We continue to have issues with the grass and the new sprinkler system which is dispensing excessive amounts of water in the back courtyard. Jorge will call the vendor to check and fix

Sewer Project

The Town has sent notice that they are planning to proceed with the sewer project at 100 East Hartsdale Avenue using the current contractor who did the emergency work. There will be no bidding process. Therefore, they expect the work to begin in late summer. The Town will be using our west driveway for their equipment, so we will need to have our east driveway open at that time.

The meeting ended at 7:15 pm.