

**FINAL**  
**120 Hartsdale Corp.**  
**Meeting of the Board of Directors**  
**June 25, 2018**

The meeting began at 6:30pm in Doris Sheiner's unit. Helen Chiao, Mike Grimaldi, Richard Grey, Liz Miller, Rudy Rinaldi, and Doris Sheiner were present. John Ricci of WPMG and Jorge Quant, Superintendent, were also present.

The Board approved the Minutes for May 21<sup>st</sup> with changes. The Board also approved the Minutes from the Annual Meeting.

### **Asbestos Removal Project**

The Asbestos Project has been completed. Re-insulation of various pipes in the garage has been completed. There was an additional expenditure to install fiberglass insulation that was removed. The Board agreed to split the difference with Tri State. There are several outstanding issues about the quality of the wrapping on the pipes that need to be resolved.

### **Lobby Design**

The Lobby Renovation began on June 12<sup>th</sup>. To date, floor demolition is 90% completed and a temporary wall is being constructed that will allow residents to access the east and west sides on the lobby level.

Other issues include:

- One of the workmen damaged a radiator pipe. It will be replaced.
- The Board agreed that we would install shut-off valves for the radiators.
- We will purchase new smaller surveillance cameras to accommodate the new ceiling.
- Outside lighting will be controlled separately from the interior lighting.
- The photocell used to turn on the lights will be moved – it is currently behind a tree.
- John will talk to the architect and contractor about:
  - Transformers
  - Setting a Completion Date
- The Board wants the stainless-steel intercom frame replaced with a brass frame that will match the mailbox. We can have a brass plate custom made to fit over the intercom. John will ask Cassie Pettinati (Hudson Design) to speak with Jason Gamio (Dynamic Surveillance Systems) about it.

### **Exterior Repairs**

- The damaged sections in the front walkway will be repaired.
- The trees that hang over the west side driveway walkway have been cut back.
- A handrail will be installed in the garage entryway from the driveway. This hallway is very steep, and residents have complained that they have trouble walking up and down in this area.

### **Building Issues**

We have had complaints about:

- Dogs urinating on the walkways near the entrance doors
- Wet garbage left in recycling bins in the compactor rooms
- Large cartons left in the compactor room that block access to the compactor chutes.
- Noise

John will write a draft of a Building Courtesy notice that will be distributed to all residents to address these issues.

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**Greenburgh Taxes**

We have scheduled an appointment to file a tax grievance petition for our 2018 tax increase.

**Landscaping**

The shrub next to the front entrance on the east side was moved to allow access for the new cladding installation. It will be replanted when the lobby project is completed.

The meeting ended at 7:50pm.

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**Confidential**

**Domeshek (2D)**

Ed will be given formal notice to begin eviction proceedings and address how to handle Ms. Domeshek's parking place.

**Fane (1P)**

Ms. Fane sent a letter complaining about drainage in the back yard. John will write a letter advising her that we are aware of the situation and there is no need for a repair at this time.

**Perl-Hecht (5F)**

John is attempting to set up an inspection with Mr. Berkowitz (6F).

**Goldberg (3G)**

Steve Goldberg has contacted Board members directly to:

- Complain about his upstairs neighbors making noise during the early evening
- Asked that a Board member call him to discuss questions he has about the Financials.

John has responded to him and advised him that he should contact John directly when he has questions, comments, or complaints. He also asked Steve to submit written questions about the Financials, rather than simply marking the areas of the report that he wants to discuss. His questions will be forwarded to Jody, Paul, and Ronn John, if necessary.

The Board feels that his noise complaints are unfounded - that he may not complain about noise at 9pm simply because he prefers to go to sleep early. We will address unnecessary noise complaints in the Building Courtesy notice.

**Lobby Design**

John will talk to the architect and contractor about setting up a completion date, that includes a bonus for completing early and a penalty for each day that the project completion is past the due date.

**Jorge - Vacation**

Jorge will be on vacation from June 27<sup>th</sup> through July 4<sup>th</sup>. Ray Bentivenga will cover for him. Felipe begins his vacation on July 1<sup>st</sup>. Ron will be working alone for three days.