

FINAL
120 Hartsdale Corp.
Meeting of the Board of Directors
January 9, 2024

The meeting began at 6:30pm. Mark Bench, Jonathan Beyer, Tony Fico, Liz Miller, Diane Morrison, Rudy Rinaldi, and Barry Steinbach were present. Tony Martelli and Kathy Maguire of The Ferrara Management Group (FMG) were also present. The meeting was conducted in the Board of Director's Conference Room and via Zoom.

The Board approved the Minutes of November 28th and December 28th, with changes.

Garage

We are waiting for 140 East Hartsdale Avenue to sign the paperwork that we need to obtain the permits to resume construction of the ramp. As soon as it is signed, it will go to the Department of Buildings (DOB). Our contractor does not expect any problems with the DOB or the Town's Engineers, and we expect to get permits in the next few weeks. If there are any delays, Rudy will meet with all parties. We are also waiting for our engineer and the DOB to sign off on the work on the garage slab.

Courtyards Drainage Project

The contract for the courtyard drainage work has been approved. All cars will be able to remain in the garage during this time. We will begin with the back courtyard area. We will be providing notice to the shareholders when we get closer to the start date. We hope to begin in the spring.

Packages

Jorge is now labeling all packages with the apartment number of the owner, written in large black letters. Shareholders can now easily see if they have packages and are picking them up in a timelier manner.

Circuit Breaker Boxes Upgrade

Approximately 50% of the shareholders have upgraded their circuit breaker boxes. The deadline to complete the work is in June 2024. Once we have completed the apartment inspections, we will have an accurate count of how many have been upgraded.

Laundry Rooms Credit Card Machines

Hercules has advised us that they can exchange the cash machines for credit card machines at no additional cost. If we want a cash and a credit card machine it will result in a small increase in laundry charges. We have also asked for additional guidance in using the Hercules app. The app, which takes payment through credit cards, does not work for many of our residents. Prior to making changes, we need to determine the needs and preferences of our residents,

Laundry Rooms Sprinklers

The work was briefly delayed due to a request from the contractor for two separate checks, rather than the one payment that was originally submitted. The work is back on schedule and should begin shortly.

FINAL
120 Hartsdale Corp.
Meeting of the Board of Directors
January 9, 2024

Painting Doors

The Board reviewed an estimate for painting the doors.

Board of Directors Conflict of Interest Report

FMG has sent us the Board of Directors Conflict of Interest report. We will sign to attest that no Board member had any connection or interest in any contracts or transactions that were voted on by the Board. Tony F (who is on vacation) will sign it and mail it to Liz for distribution to the rest of the Board.

New Fire Emergency Exit Signs

The design for the new fire exit signs was approved. We will be purchasing 18 location-specific signs for the building.

2024 Annual Meeting

The 2024 Annual Meeting has been scheduled for Tuesday, November 12th.

The meeting ended at 8pm.