

**FINAL**  
**120 Hartsdale Corp.**  
**Meeting of the Board of Directors**  
**March 10, 2026**

The meeting began at 6:30pm. Mark Bench, Jonathan Beyer, Tony Fico, Liz Miller, Diane Morrison, and Barry Steinbach were present. Tony Martelli and Kathy Maguire of The Ferrara Management Group (FMG) were also present via Zoom. Jorge Quant, Superintendent, was present for the signage portion of the meeting. The meeting was conducted in the Board of Directors Conference Room and via Zoom.

The Board approved the Minutes of February 10<sup>th</sup> with changes.

### **Front Courtyard**

Shareholders have received a notice with detailed information about the Front Courtyard project and the procedures for entering and exiting the building using the side exits.

#### **Signage**

The Board agreed that we need signs to indicate the east and west entrances. Jorge showed us samples of the signs that he will be ordering. These signs will be posted on the building directly above the existing green signs. We will also have a third sign for the sidewalk area that will direct all visitors and delivery people to the east side entrance. We expect them to arrive by the end of this week.

#### **Intercom and Fire Boxes**

An intercom has been installed at the entrance of the East Side Walkway. Key boxes have been installed at both the east and west walkway entrance doors for Fire and police. The Fire Department has been notified.

#### **Lobby Display**

We are waiting for one sample of curbstone and a drawing of the new front courtyard. As soon as we have received them, Jorge will create the lobby display.

### **Back Courtyard Project**

Work has resumed in the back courtyard. We have been advised that we should not do new planting in the back until the grass has been there for a year and has had time to settle.

### **Garage**

We have been doing repair work in the garage while it was too cold and snowy to finish the Back Courtyard. Repairs to the walls will not be done until after the Front Courtyard has been waterproofed. We will be repairing the larger cracks later.

### **West Side Elevator**

The West Side Elevator was down from approximately 11pm, Friday, March 6<sup>th</sup> until 8:30am Saturday morning. The response time was slow because the service call did not go through as an emergency. Tony M will ask them to treat all calls from us as "emergency" to ensure a faster response time. Tony M will check the logs in the elevator rooms to ensure that they are making their monthly inspections.

### **Driveway Safety**

It was noted that some residents are not being careful when making left turns into the driveway. They are turning on a red light, not looking to see if a car is in the driveway, and are not aware that people also cross this area on foot. FMG will send out a notice.

The meeting ended at 8:15pm.