

FINAL
120 Hartsdale Corp.
Meeting of the Board of Directors
January 20, 2026

The meeting began at 6:35pm. 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. The meeting was conducted in the Board of Directors Conference Room and via Zoom.

The Board approved the Minutes of December 9th.

Back Courtyard Project

We expect that, weather permitting, the work in the back courtyard will be completed by the end of January and we will begin the work on the front courtyard.

Front Courtyard Project

The Board reviewed a larger sample of the concrete that was chosen to replace the flagstones in the front walk. Jorge will bring it outside so we can see it in daylight. We also reviewed plans for replacing the front planting walls and other concrete options.

During the work, the East Driveway will remain closed as it will be used to store the equipment we will use in the front. Pedestrian access on the East Driveway will remain open. We are working out plans for access to the front of the building and will advise the shareholders prior to the start of the project.

Door Repainting

The Board received a petition from 78 shareholders (representing 76 units) requesting that the door painting project be cancelled, citing concerns about spending the money when we have just had a large maintenance increase and an assessment. The Board has cancelled the project. Jorge will resume touching up the elevator doors with the paint we have on site. Shareholders will be advised to contact Jorge if they feel their doors require cleaning or touching up.

Roof Repair

We have had to postpone the roof repair, due to weather conditions. We are also planning to take a roof cut to determine the number of layers in the roof, which will help us in estimating costs for future roof work.

Cracks in the Garage Floor

We have determined that it is our responsibility to pay for filler and will focus on the most obvious cracks in the center of the garage. We have asked FMG for filler samples and a cost estimate for the work.

Heating Survey

We have received 58 heating surveys. Jorge will contact everyone who has indicated that their unit is too hot or too cold.

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Board Conflict of Interest

All Board members signed the 2025 Conflict of Interest statement indicating that no director had any interest in any contract or transaction that was handled by the Board. Diane will give the signed form to Tony M at the construction meeting on Thursday.

2026 Annual Meeting

The 2026 Annual Meeting will be held on Tuesday, November 10th at 7pm.

The meeting ended at 7:35pm.