

FINAL
120 Hartsdale Corp.
Meeting of the Board of Directors
August 12, 2025

The meeting began at 6:30pm. Mark Bench, Jonathan Beyer, Tony Fico, and Liz Miller were present. Tony Martelli and Kathy Maguire of The Ferrara Management Group (FMG) were also present via Zoom. The meeting was conducted in Mark Bench's unit and via Zoom.

The Board approved the Minutes of July 8th.

Sewer Project/Backyard Drainage Project

We are still waiting for one more permit for the backyard drainage project. The kick-off meeting with the engineers, FMG, and Board members was held on August 5th.

The projected start date for the project is September 8th. A notice was sent to shareholders advising them of the date and the changes to driveway access and parking during the work.

Board members, FMG and our landscaper reviewed the plantings in the backyard to determine if some of the foliage could be saved. Several plants will be relocated, but they found that it would not be practical or cost effective to save everything. The Board will work with the landscaper at the conclusion of the project to plant new foliage.

There are no updates about the easement contract that the Town sent us which must eventually be signed. This contract will cover our agreement with the Town using our west driveway during the sewer project. At this point, we have no start date for the sewer work. The earliest likely time frame is January 2026.

New Cover Sheet for Admissions Applications

The Board created a new cover sheet for admissions applications, which consolidated all of the key financial figures involved in the calculations. The document is now included in all application packages.

The meeting ended at 7:10pm.