

FINAL
120 Hartsdale Corp.
Meeting of the Board of Directors
January 14, 2025

The meeting began at 6:35pm. Mark Bench, 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 Directors Conference Room and via Zoom.

The Board approved the Minutes of December 17th with changes.

Sewer Project

The Town of Greenburgh estimates that they will begin the sewer construction in March. They expect it to last 3-6 months.

Bushes in front of 140 East Hartsdale

The bushes in front of 140 have been pruned back.

Steel Plates on the Driveway Entrance and Exit Ramps

The town has repaired the no-slip material on the steel plates on each driveway.

Garage Break-In

On Thursday, January 9th, we found that the outside window near the exit door of the garage was missing. We originally assumed that it was caused by the heavy winds the previous day and thought it had just blown in since there was broken glass on the floor. Jorge cleaned up the area and took the window frame to the shop to see if it could be repaired.

However, when Jorge reviewed the video to see how the incident actually happened, he found that an intruder had broken in. The individual walked around the garage, and rifled through at least 5 cars and exited through the same window he broke to get in. The police were called, the video was provided to them and a report was made. The incident happened around 10pm.

We will keep the fire doors that lead from the garage into the building locked after 8pm. We are also considering installing bars on the garage windows.

Conflict of Interest Statement

All Board members present at the meeting have signed the Conflict of Interest Statement. Rudy will give the form to Jonathan to sign when he returns from his trip.

2025 Annual Meeting

The 2025 Annual Meeting has been scheduled for Tuesday, November 11th.

The meeting ended at 7:30pm.