

FINAL
120 Hartsdale Corp.
Meeting of the Board of Directors
February 13, 2024

The meeting began at 6:30pm. Mark Bench, Jonathan Beyer, Liz Miller, Diane Morrison, and Rudy Rinaldi 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 January 9th.

Garage

The East Retailing Wall work was scheduled to resume on February 12th and was delayed a week due to weather concerns. They will begin on February 19th. Shareholders were notified. We are still waiting for approval from the Department of Buildings for the garage and courtyards work.

We have filed a Notice of Claim with the Town of Greenburgh to hold them responsible for fixing the sewer below our building and 140 East Hartsdale Avenue.

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. We will send reminder letters to all shareholders that the work must be done by June. Shareholders who do not comply will be fined \$500 for the first month and \$1000 per month until the work is completed. Having this work completed is critical to our ability to maintain our insurance.

Laundry Rooms Credit Card Machines

Tony M will find out if we can use credit and debit cards in the machine and then the Board will determine if we should make the change.

Laundry Rooms Sprinklers

We are waiting for the design drawings to be finalized. We hope to begin the work in the next few weeks.

Fire Alarm Notification

Tony M will advise the Fire Alarm service that they should notify Jorge any time there is an alarm.

Board of Directors Fair Housing Training

In January, Rudy, Diane, Jonathan, and Barry attended the training. Liz is registered for the March session. Tony F is due later this Spring. Mark is due in 2025.

The meeting ended at 8:05pm.