

**FINAL**  
**120 Hartsdale Corp.**  
**Meeting of the Board of Directors**  
**April 14, 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 March 10<sup>th</sup>.

**Front Courtyard**

The Front Courtyard project did not begin in March as originally planned. The new start date is April 20<sup>th</sup>. Additional time was needed to revise the construction plan to ensure that the front door remains open so we would be compliant with the ADA (The Americans with Disabilities Act). We will be working on the east half and the west half of the front courtyard separately. There will be a path for residents to enter and exit the building through the front door. We may have brief periods when front door access will not be available. In those instances, we will notify everyone well in advance. Delivery people will be directed to use the East Driveway entrance.

Revised information for residents will be sent out this week. All the materials have been delivered and are being stored on the east driveway.

**Lobby Display**

Jorge has received the materials needed for the lobby display.

**Back Courtyard Project**

The Back Courtyard project is completed.

**Front and Back Irrigation**

The Board agreed to repair and replace the front courtyard irrigation and to install a new irrigation system in the back courtyard when the projects are completed.

**Garage**

Repairs to the garage walls will not be made until after the Front Courtyard has been waterproofed. We will be repairing the larger cracks later. We will be installing plywood on the 140 East Hartsdale side of the retaining wall for protection as we continue the work.

**Pet Issues**

We have received several complaints about dogs relieving themselves on the front lawn. FMG will speak with them. A notice will be sent to entire building to ensure that all residents are aware of the Pet Rules and that pets may not relieve themselves on the property.

**Apartment Inspections**

Jorge and FMG are creating a schedule for conducting the annual apartment inspections. We hope to start in early May.

The meeting ended at 7:30 pm.