

**FINAL**  
**120 Hartsdale Corp.**  
**Meeting of the Board of Directors**  
**December 9, 2025**

The meeting began at 6:30pm. Mark Bench, 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 October 14<sup>th</sup>, November 13<sup>th</sup>, and the Annual Meeting.

**Back Courtyard Landscaping**

The Board discussed how we will landscape the back courtyard after the drainage project is completed.

When the work is finished, we will put down topsoil. Planting will be done in the spring. Diane will reach out to the shareholders who own the units with patios to show them the new design and discuss their preferences for new plantings.

**Door Repainting**

The Board reviewed complaints about the door painting from shareholders, both written and oral. The Board agreed to send out a survey to the shareholders about this issue.

**Heating Survey**

To date, we have received approximately 35 heating surveys. Once we have more surveys, we will ask Jorge to contact residents who indicated that they have a heating issue.

**Tree Trimming**

The Board approved a proposal from Genesis Tree Service to trim the trees from the Golf Club that lean into our property in the back

**Cracks in the Garage Floor**

Barry noted that there are new cracks in the garage floor. Tony M will check the area when he comes to the building and report on his findings. We will ask Joanne DiBono to check our warranty on this work.

**Jorge's New Computer**

We have upgraded Jorge's computer. The new computer has been purchased, delivered, and set up.

The meeting ended at 7:35pm.