

CONDO 16 BOARD MEETING
May 19,2022 @4:00 PM
Game Room Activities Center

Call meeting to order: Ed Goldfarb
Roll call of the Board – Regina Tripodi
Tom Guida
Yogi Santa Donato
Janice Barning
Richard Rubin
Ed Goldfarb
Sandy Brinkman
Pam Prisco

Review and Motion to approve the minutes from April 21, 2022 Board meeting – changes have been made and approved; to be submitted to HHActivities.com for posting.

President’s Comments – Ed Goldfarb

Norm Oxsman’s wife passed away

Meeting for 5/26/2022 – it is a coordination of planning to get things accomplished for the Condo. A communication will be sent to Unit Owners as we will be working on plans for betterment

Vice President/Maintenance Update – Donna Nevin

Karen and Donna have been walking the clusters reviewing for woodrot , which is in a number of locations. Karen will put a proposal out for the remaining 8 clusters - We do not have a handy man list currently going around and this needs to be taken care of. Wet & Forget shingle cleaning can happen after the spring fall and roofs have been cleaned.

Timber Ridge contract to be reviewed at 5/26/2022 board planning meeting

467B – owner reported they have a cracked leder; on a corner – Donna and Karen to review left side of patio above patio door

Financial Report –Pam Prisco;

Treasurer’s Report – Board Meeting May 19, 2022

As of the April 30, 2022 Balance Sheet

Operating account balance:	\$ 72,598.07
Balance as of May 18, 2022:	\$ 79,367.65

Reserve account:

Webster MMA	\$ 214,821.84
PCSB CD - .60% 9/08/25	\$ 171,634.28
PCSB CD - .25% 5/25/23	\$ 65,299.08
Subtotal:	\$ 451,755.20

Shingle roof fund	\$ 72,216.55
Road blacktop fund	\$ 67,000.00
Bluestone fund	\$ 10,000.00
Subtotal:	\$ 149,216.55

Grand Total:	\$ 600,971.75
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Unit owners in arrears:	\$ 695.94
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The Board Meeting for May 19, 2022 was held at 4:00 PM in the Game Room of the Heritage Hills Activities Center.

Variance approval – Tom Guida

-477C -Withdrawn for the moment

--463B Removal of Pine Tree behind her Unit , trimming of bushes. Variance is almost in order ; need the Workers Compensation Document. Conditional Acceptance in awaiting of Worker Comp Doc

476B – replace ac , handler and duct work; work to be done by Bell

Approved

Landscaping Update – Yogi Santa-Donato

Timber Ridge has hired Brian Swinder as the Landscaping Coordinator Lead – he is a landscape design Architect and will replace Dana, who has moved into the offices of TimberRidge. Committee has already worked with him regarding proper pruning and guiding his staff on his vision for Condo 16. The 3 way area by 475 has been cleaned where the A and B road meet. Timber Ridge installed black mulch last year at their cost in the areas around the mailboxes and trash receptables. Target area of enhancement – no labor charge ; material cost only. Perennials and Ornamental Shrubs. Front and side lawn seeding has not yet been done. Where large moss covering is evident there

Timber Ridge inspected the gutters for damage and – there is now material on the gutter screen due to spring fall. \$1350 is available for the screen cleaning of the gutter guards. Yogi and Karen to obtain quotes for the project. Leaves have been removed from Jordan’s deck ; access gained via ladder. Dana will reinstate the Timber Ridge report. Yogi has requested Brian provide a range of dates of when work will be completed. Yogi will notify Cluster Captain co-ordinator of any disbursement of fertilizers etc when Sav a Tree gives notification

Karen – noted that as a reminder NYSEG will be in the area and thus damage will be incurred ; they are potentially slated to start work July in our Condo group and will be digging on both soft ground as well as pavement.

Cluster Captain Update – Janice Barning

New Cluster Captain – Ron Rudnick, 475E, CC for Units 472-475. Email ron.rudnick7@gmail.com; phone 914-234-9411

Council of Condos – Sandy Brinkman

New Town Supervisor came to speak at Council of Condos - noted that Lincoln Hall – population has increased due to illegal immigrant children. Pepsi has rented their units to Tenants and Somers is receiving tax monies. IBM is no longer subletting to Foreign Schools. Water Meter Grounding was discussed. A policy and procedure is being set in place for Town of Somers regarding this.

Property Manager Report – Karen Jahn

463A – new concrete pad at front door

Lint X will be handling the cleaning of the dryer vent – Karen and Regina to coordinate disbursement of notice of this; Karen will send notices via postal mail to unit owners we do not have email addresses for; Regina to email all unit owners who have provided email addresses.

Bids of flat roof of 475

475 painting and wood repair proposal has gone out

Paint Care – new paint recycle program has a location in Brewster and will take up to 5 gallons at a time. Begins May 1st you may visit Paintcare.org

Reminder – only organic materials can be placed to the curb

467B – raised a concern of how are the dumping plastic bags with organic matter? Yogi to ask Timber Ridge.

New Business –

454B Howard inquired about legal fees

Richard Rubin – just a reminder that Jay Wright is running for Society

Tom Guida – board should go on record as thanking Joe Prisco for all of his years as Cluster Captain

DATE OF NEXT MEETING OF THE BOARD – Thursday June 16, 2022 at 6 pm location to be determined.

Motion to Adjourn –

All in favor