

CONDO 16 ANNUAL MEETING

October 20, 2022 Activity Center, Rooms 2 & 3 from 6PM to 8PM.

Opening of the meeting: Ed Goldfarb

Roll Call of the Board Regina Tripodi

Sandy Brinkman

Pam Prisco

Ed Goldfarb

Donna Nevin

Tom Guida

Regina Tripodi

Richard Rubin

Absent –

Jay Wright

Yogi Santo Donato

**Condo & unit owner insurance Presentation:**

**Jason Schiciano,**

**President of Levitt-Fuirst –**

Agency representative of all Condo Boards in Heritage Hills–

PRESENTATION – *distribution of package of information*

- Staff of 70 in Tarrytown
- Insurance Advisor of Condo and Co-op
- Difference between Condo Ins covers versus your HO6 policy.

**For Condo Package:**

Property (i.e. Building)

Liability

Director & Officer Liability

Crime Insurance

Pollution

Workers Compensation

Umbrella

The board aligns with the broker to procure the best insurance they can to cover the interests of Condo 16.

Personal Ins – Unit Owner Insurance (HO6)

Claims of negligence against you i.e., liability

Personal Property –

Improvements and Betterments to your Unit (anything since construction)

Assessments post catastrophic event

Inhabitation / Temporary Living Expenses

Recommended Coverage – minimum 500k personal

Umbrella Coverage – Auto & HO6 combined in case of litigation/lawsuits.

Consider all of your possessions should they need to be replaced.

Regina Tripod - Approval of the Minutes of October 19, 2021 Unit Owners Meeting  
Ed Goldfarb motion to approve  
Sandy Brinkman Second  
All in favor and Approved

### **Reports of Officers and Committees**

Treasurer's Report Pam Prisco

Treasurer's Report - October 20, 2022 ANNUAL MEETING

Based on the Balance Sheet prepared by the Finance Department of Heritage Management Services, the following is a comparison of our Reserve account for the period ending September 30, 2021 and September 30, 2022:

|                         | September 30, 2021 | September 30, 2022        |
|-------------------------|--------------------|---------------------------|
| Sterling MMA * \$       | 201,416.84         | 236,658.75 (Webster Bank) |
| PCSB CD                 | 171,121.95         | 172,151.77                |
| PCSB CD                 | 65,204.61          | 65,380.98                 |
| Shingle Roof Subfund \$ | 66,216.55          | 82,216.55                 |
| Road Blacktop Subfund   | 62,000.00          | 77,000.00                 |
| Bluestone Subfund       | 6,250.00           | 18,500.00                 |

Grand Totals: \$ 572,209.95

\$ 651,908.05

\* Sterling Bank merged into Webster Bank in February of 2022 as stated in my March 17, 2022 Board Meeting Treasurer's Report.

In summary, the Shingle Roof and Road Blacktop Subfunds were established in January 2018 and as expenses permitted, were funded with automatic monthly deposits of \$1,000 each. The monthly deposit to the Shingle Roof Subfund was increased to \$2,000 effective February 2021. The monthly deposit to the Road Blacktop Fund was increased to \$2,000 effective March 2022 at the November 19, 2020 Board Meeting I proposed that we establish a subfund to complete the Bluestone project. The new Bluestone Subfund was initially funded with an automatic monthly deposit of \$1,250 with the first deposit made in May, 2021, and increased to \$2,000 effective July 2022.

The dictionary defines "reserve" as "refrain from using" - "retain for future use" - "put to one side" - "keep back" - "put on hold" - " earmark" - "set aside for special purpose". The nature and purpose of the reserve fund, as also defined in the condominium's Accountant's Financial Statement, is for financial resources designated for future major anticipated repairs and replacements, such as roofs and roads, as well as unforeseen circumstances and emergencies. The reserve fund is critical for the financial stability of the Condominium and a healthy reserve

funding program and balance directly affects the resale value of your unit. Banks and prospective buyers look at reserve funds to assess whether a condo is in good financial shape and in the case of a buyer, a secure and sound investment. Without a proper reserve fund balance, a prospective buyer could hesitate or deny to buy, negotiate for a lower selling price and the unit owner would have difficulty in selling their home.

Fannie Mae and Freddie Mac have imposed new and stricter guidelines for lenders to ferret out buildings that are too risky for mortgage loans. Most banks require the Condo to be Fannie Mae compliant for financing. Lenders must determine if a building has significant deferred maintenance, if there are special assessments that adversely affect the condo association, insufficient reserve funding, or no reserve study.

The alternatives to maintaining a healthy reserve are: to impose large special assessments that could run into thousands of dollars for all unit owners, the gimmick of a 13th month (which in fact is, according to our property manager, against the law, as it is actually an assessment) or to take out a loan, the interest of which would put a hole in the budget.

I am sure many of you at one time may have established a 529 Plan or special account to put a child or grandchild through college, or you might have set up a special account for a specific purpose. That account was not touched but built to grow to reach that goal. We all try to have a personal savings account for security for the proverbial rainy day, especially in these uncertain days our country is facing.

The reserve fund is NOT to be used as our daily operating account. The operating account is to cover the general expenses and projects planned for and accounted for in our ANNUAL BUDGET.

The reserve fund is a savings account to use for expenditures that do NOT occur on an annual basis. Again, that is for your annual budget to address.

As many of you are now aware, the Town of Somers Building Department has issued new guidelines to resolve the inadequate grounding issues in all of Heritage Hills. Although this is a unit owner's responsibility, the Board of Managers of Condo 16 decided to address this issue over a proposed 5-year program and has included in its 2023 Budget a transfer from the reserves of approximately \$14,500 to address the first stage of compliance in the deferred maintenance plan.

As individuals, we feel the effect of the exorbitant prices at the gas station, at the food markets, in utilities, in all stores and services. Collectively, all 101 unit owners of Condo 16 are not immune to but are affected by supply chain demands and delays, supply and material shortages, and the inflated and escalating costs that are part and parcel of our economy which is in, or on the verge of a recession.

I am a unit owner too, and like many of you, am on a fixed budget. For 7 years from 2015 when as a volunteer, I was appointed Treasurer and later in 2017 as an elected board member, I have fought long and hard to stress the importance of a healthy reserve fund. I have fought to build the reserve balance from \$118,619 as reported in the July 21, 2015 Minutes to \$651,908.05 today. I fought to establish subfunds for roofs, roads and the completion of the bluestone project. One of the most important things to keep in mind with regard to reserve funds is to stay on top of preventative maintenance to keep assets in good working condition to maintain

the integrity of our infrastructure and prolong their lifespan while trying to keep our common charge increases as reasonable as possible.

While working on the 2023 Budget, the Board was presented with an increase in our insurance coverage portfolio. Our current insurance broker, Levitt-Furst, representing all of Heritage Hills' 30 condos, is seeking competitive quotes using the group buying power. He stated that a variety of factors could result in up to a 12% increase. One factor is the fire at Condo 19, another is claims and lawsuits.

On June 10, 2019 Richard Rubin, Unit 470D, filed a Summons and a Complaint against Condominium 16 in the Supreme Court of the State of New York, County of Westchester, in the amount of \$27,500 for drainage and landscaping repairs. No professional vendor estimates or invoices were produced to support his claim of \$27,500 but, rather as stated in his Response for Verified Bill of Particulars, he based his computation on "his experience as a homeowner". In addition to several professional inspections and investigation, an Affidavit by Don Erwin licensed professional architect, was filed with the Court on February 11, 2022 affirming that, with Mr. Rubin present on November 5, 2021, Mr. Erwin performed an inspection of Unit 470D and the areas outside of 470D and affirmed that there was no evidence of flooding or flood damage to Unit 470D nor was there any evidence of flooding or flood damage to Mr. Rubin's property including his deck and air conditioning equipment. No settlement was warranted and the complaint against Condominium 16 was dismissed by the Decision & Order of the Supreme Court filed on June 17, 2022. However, the legal and other expenses for this case borne by the insurance company in representing Condo 16 as stated on the GNY Loss Run Report totaled \$43,007. A definite factor attributable to an increase in our insurance premium. Many of you may have received Mr. Rubin's email of October 6, 2022 - his latest in a trail of emails accusing certain board members of wrong doing - it is undocumented and defamatory. As with his prior emails, he is purposely spreading disinformation. Donna Nevin, in her email of October 12, 2022, responded to and refuted some of his comments. I would like to clarify certain of his other comments.

Richard Rubin – POINT OF ORDER – is this a Treasurers Meeting?

Pam Prisco:

He states that Ed Goldfarb, and I quote, "selected his wife to take the Minutes that were the responsibility of the Secretary at a cost of \$180 a month." Mr. Goldfarb did not select his wife, Sheila, to take the Minutes at board meetings. The then appointed Secretary was not able to do so - no one stepped forward and Sheila Goldfarb offered to help. The board voted and appointed Sheila Goldfarb at a cost of \$150, not \$180, per occurrence. The Board did not meet every month. For many years, Condo 16 paid Ellie Goldman to take our board meetings. And as Donna Nevin mentioned in her response, many Condos hire others to perform this duty. Mrs. Goldfarb took the Minutes for our July 22, 2020 meeting and concluded with the Minutes for our October 19, 2021 meeting and did an exceptional and accurate job.

It should be noted that at our November 4, 2021 board meeting following the 2021 election, when Donna Nevin, Janice Barning and Richard Rubin were elected as new board members, Mr. Rubin refused to accept any committee post or to serve in any position. At the November 17, 2021 board meeting, Ms. Barning volunteered to work on the Newsletter and to form a committee to seek other insurance brokers. In the almost 8 months she was on the board before she moved, she did not perform either of those duties. As we all know and appreciate,

Donna Nevin has served as Vice-President and Maintenance Chairperson and is doing a superlative job.

Mr. Rubin further addresses an invoice of \$1,750 which he claims was work done on my 2 units and reported under his address. To bring some history and clarity to this invoice, allow me to direct your attention to Janice Barning's election campaign email in which she was discussing the Confidentiality Agreement and her appointment to review the Condo's records. In her email to the unit owners, she stated and I quote, "As I suspected, much of what I saw was alarming but the Confidentiality Agreement precludes me from discussing the many questions and concerns that I have." Her statement purposely insinuated wrong-doing and I am sure spread fear throughout the Condo. First, the Confidentiality Agreement did NOT preclude her from disclosing any information to her attorney or her accountant nor to any other unit owner who also signed the Agreement. Nor, did she bring her concerns to the attention of the Board. Most importantly, what was so alarming?

At our 2021 Organizational Meeting, I asked Ms. Barning what she was referring to. After several moments of silence, she responded, "I don't remember. I think it was about an invoice." Which brings us back to Mr. Rubin's allegation about "an invoice". Heritage Management Services issued Check #700 on February 14, 2020 in the amount of \$1,734.01. Said check was in payment of 3 separate Cedar Ridge invoices. One of those invoices, #1072, under work order #266, was for supplied and replaced crushed leader extension at the front of Unit 470D, Mr. Rubin's unit. The amount due under this invoice and paid under Check #700 was \$216.75. The remaining 2 Cedar Ridge invoices paid under Check #700 were #1075 and #1076 each in the amount of \$758.63 pertaining to the ceiling jack-ups caused by the truss damage to my Units, #474A and 474B. The clarification of the invoice was detailed in an email to the Board on November 5, 2021 and again reported in the Minutes of the November 17, 2021 Board Meeting and posted on the website.

Despite being explained many times, it is apparent that Mr. Rubin still does not understand the simple, yet standard business practice of issuing (1) check for several invoices payable to the same vendor.

If, as he states, and I quote that "Anna (Keri) (463B) found this out, even under difficult conditions that Goldfarb and his board impose on any unit owner examining the books." , it is clear that Ms.Keri does not understand this common business practice either, as she has also similarly stated that a separate check should be issued for each invoice and not combined. Since 2004, there were 2 years where the common charge increase was 10% - in years 2005 and 2008. There were 7 years where the increase was 5% (2004, 2007, 2011, 2013, 2015, 2018, 2022). There were 2 years with a 2.5% (2016, 2017) increase and 3 years with a 3% increase (2019, 2020, 2021).

After many hours of the Board discussing and working on next year's budget and given all the dramatic and exorbitant price increases caused by the economy, we made the very difficult decision that the common charge increase to be effective January, 2023 will be 8%. This will generate an annual income of \$600,215.51 or approximately \$ 50,017.95 per month. That concludes the Treasurer's Report for the October 20, 2022 Annual Meeting.

UnitOwner Statement – Glenn DaGrossa Unit 471C, this was in poor taste

Ed Goldfarb – one comment , the electoral votes have been counted and will be announced at the conclusion of the meeting.

### **Maintenance – Donna Nevin**

Fall Bulk Pick Up Condo 16 10/29/22

Update on NYSEG has an easement to upgrade the electrical– spoke with a NYSEG employee who noted they will be out of Condo 16 in a few weeks and will be moving onto Condo 17. They will be issuing Condo 16 \$4,000 for bush replacement. A few homeowners have asked if they can replace plantings themselves, this is their option if they wish to do so. A variance should be submitted.

General Projects:

Blacktop – the area that will need a heavy review, and limited patchwork has been done while NYSEG is present. We will need to review this again in the following year when budgeting. This will be a large expense.

Cluster 475 is currently having their wood replacement, chimney chase covers and paint work done, this includes flat roofs, their new mailbox stands and garbage bin replacements.

Next year 476-477 will receive this overhaul.

460 has received their new garbage bins ; this is a newer model with a one lid over the two cans in hopes that this will help.

468 and 478 should receive new bins next year.

Please avoid spillage into your bins and use your bins appropriately. It has been suggested that we get square bins , however, with so many other costs going on now, this will be looked at in a later date.

Current General Repairs that are ongoing:

- Ceiling Repairs

- Roof Repairs

- Snaking of lines

- Replacement of mailbox tags

Early November , once 475 is complete we will resume the remaining projects.

There is a surge of woodpecker holes , that we are finding and will have to address.

Gutter Cleaning and Roof sweep will be done after the fall of the leaves have finished for the season.

Drainage – we have addressed 3 major issues for this year.

Annual treatment of termites and pest control has been completed.

### **Landscaping Yogi Santa Donato – read by Regina Tripodi:**

Landscape Report October 2022 Overview:

2022 was not your run of the mill year for Landscaping. The protracted summer drought which ruined most of our lawn areas was one we have not seen for many, many, years. As a result damage in the long term will not be known until the spring. The NYSEG upgrade will continue to disturb our lawns, driveways and plantings. Once the new underground cables between the large electrical boxes have been in place, connecting that wiring will follow resulting in sporadic service interruptions in one or more clusters---probably through November. Notifications

regarding length and location of outages will be sent via email by NYSEG. Mowing: Some mowing has resumed in several locations which received some rainfall and other areas not disturbed by the NYSEG work. Seeding the disturbed areas is the responsibility of the NYSEG contractor. We've had a number of rain events which will aid in the germination of seeded sections. It is recommended that unit owners water the sections which their hoses can reach if no rain has occurred within the prior five days. A great deal of water is not necessary. Disperse enough water to fully moisten the hay which was placed at the time of seeding. Leaf Removal: A significant number of trees had begun to undergo early loss of foliage due to minimal rainfall. The use of very large machinery which is used for leaf collection and removal will be deployed late October thru early December.

Large Trees: Two large trees were removed this year. An oak behind 459A which had snapped at a point six feet above the ground. Its trunk was leaning on two smaller healthy trees. The building would have been damaged if the weight of the large tree caused the smaller trees to fall. A Beech tree affected by an incurable blight needed to be removed from the rear yard of Building 455. Several dying or diseased trees are scheduled for removal this Fall. Others show signs of weakness. Another health assessment will be performed in late Spring of 2023 after the canopies of leaves have filled in. This assessment will also consider danger of injury and/or property damage from same. Snow and Ice removal: Based on the very good performance last winter, and the addition of several pieces of equipment this year, a repeat and improved service is expected. New Contract: Timber Ridge is the likely candidate to be awarded a two year contract with no increase for the second year. At this time there are a few insurance details which need to be addressed. Outlook for 2023: Having gone through some growing pains, Timber Ridge and, particularly its Field Manager Brian Swander, performed at a very high level despite the drought and NYSEG work. My expectation is a continued improvement of service, with prompt responses to the Landscape needs of Condo 16

Personal Note: A Big Thank You to all members of this and prior boards with whom I worked.  
Yogi Santa-Donato Landscape Chair

### **Council of Condos Meeting Sandy Brinkman**

Grounding of our Units – lack of grounding can cause electrical shock, should there be a lightning strike. This was brought to the attention of the Society approximately 2 years ago. When Heritage Hills was built a C of O was issued; the President and VP of the Council have not found where the C of O is.

It was discussed at the Council to combine all Condo Groups for a Class Action Lawsuit Against the builder and original electrician

Heritage Hills is held not liable / held harmless.

Of our 101 Units , currently 6 units not in compliance –

Committee of :

Marty Cammarata

Donna Nevin

Sandy Brinkman

To date we have interviewed 4 Electricians –

Council of Condos was able to block the 30 day court letter that the Town of Somers can issue to non-compliant Units.

Condo 16 is sending monthly letters to the Building Dept / Town of Somers to ensure they are aware the non compliant units are working on the issue.

Any upcoming water heater replacements – we will be notified by the Mgmt Company regarding lack of Certificate.

Should you sell your Unit – the mgmt. company must report any outstanding deficits/issues to the pending new Mortgage Company.

The board has decided to ensure those that have had their grounding completed will be reviewed. Monies will be utilized from the Reserve Fund to cover this unexpected cost.

These monies will need to be filtered back to the Reserve Fund.

The Golf Club has received offers and have not received their asking price.

### **Cluster Captains Meeting report Sandy Brinkman**

Your cluster captain is the person between you and the board –

For immediate emergencies please notify the Mgmt Company

Should you have smaller maintenance/landscaping issues please do not hesitate to contact your Cluster Captain

Many Cluster Captains are concerned with the slow response time to maintenance issues that have not been addressed. The Cluster Captains will meet again at the end of November.

### **President's Comments Ed Goldfarb**

Thank you to the outgoing Board Members Tom Guida and Yogi Santa Donato who have decided not to seek re-election.

For the past 2 years Yogi has served as Landscape Chair and has worked closely with Timber Ridge and SavATree; he will be greatly missed.

Tom Guida – known to his fellow board members as the the consciousness of the Board ; Tom has served the Board working closely with Karen Jahn on the many variances. Tom has been on the Board for over 6 years and has served on several committees.

*(applause)*

What is the State of Condo 16

It is now 37 years old and in good condition.

When I became president 7 years ago the reserve account was 118,000

And today it is 652,000 and growing

You heard Pam regarding our financial status - Our goal is to get to as close to one million before the shingle roofs need to be replaced.

If the reserve is depleted before its time, the bank will not grant us a loan for roof replacement as we will have no collateral to offer so we can avoid assessments.

A strong reserve makes our Condo 16 attractive to the banks for new Unit Owners.

The restated by laws are in the process of being cleaned up by Regina Tripodi in so that the Unit Owners can follow and understand the differences from the current version for your vote.



I have had the privilege to serve with many board members this year

Pam Prisco has continued to do an outstanding job as Treasurer for 7 years, making sure that our financial condition is in good standing. She works closely with the Heritage Mgmt Team to make it happen every month. Thank you Pam.

Jay Wright – recently appointed to the Board has offered to replace Yogi as Landscape Chair and will also oversee the Trees and Snow Removal; unfortunately Jay could not join us tonight.

Donna Nevin – our maintenance chair and Vice President. Donna stepped up one year ago and with the help of Karen Jahn and Sandy Brinkman, Donna has made many improvements within the condo. . Donna has told us what she has completed within the budget.

If the Board once again appoints her as maintenance chair she will continue to put greater on our infrastructure, which is greatly needed.

We need improvement to our buildings

Sandy Brinkman – has been a huge help to Donna with the maintenance of the Condo, and is our rep at the Council of Condos, and has recently stepped up to take over the Cluster Captain position which was vacant for over a year. Thank you Sandy.

Regina Tripodi has served as Board Secretary with accurate minutes, communicating with Unit Owners, and keeping the website up to date and much more. Thank you Regina

Please understand that the Board of Managers are Unit Owners just like you and its their responsibility that the Condo remains well maintained and is Financially sound

In 2023 the Cluster Captains will be greatly involved making sure this occurs with Sandy Brinkman if she is re-elected to the Board

Important reminder to report all maintenance issues to Karen Jahn, Condo 16 Property Mgr  
Do not report issues to a Board Member

Normally the newly elected Board of Managers would meet to elect officers for the upcoming year. However, one member of the Board is away and one of the Candidates is away as well. A candidate is also absent due to illness. Therefore with 3 missing, so I am asking the board that the organizational meeting will be held on a date to be determined but as soon as possible. The board of managers have been meeting since September 8<sup>th</sup> to complete a budget for 2023.

Due to the aging of our condo we have many issues to be addressed Among these issues are the wear and tear of the infrastructure that needs constant attention.

You all know the cost of commodities in our lives have increased – the cost to hold the condo together has increased as well!

In addition, the building dept has really socked it to all the Condos in Heritage Hills with a major project that must be abided to. There is also a 12% increase to our insurance. The Broker does pool all 30 Condos together to obtain a better pricing. The board after weeks of debating and arguing amongst ourselves has settled on an increase of 8%

A copy of the Budget will be sent to every owner in the upcoming weeks.

In closing the current condo board has done some great things and hopefully the new board will do so as well.

Condo 16 was a great Condo and can be again. The Board needs the help of the Unit Owners when asked for help please step up. Please lend a hand. If we all work together as a team we can continue to keep Condo 16 a great place to live.

Thank you to the Board Members and Property Manager for their hard work during this last year.

Karen Jahn – one final variance that needs to be approved:  
451C – replacement of air conditioning unit all insurance certs are in place.  
Motion to approve  
Second – Donna Nevin  
All in favor and approved.

Richard Rubin – I would like a two minute chance to respond. I am a member of the Board and would like a chance to respond.

*UnitOwner Statement (unknown as no name stated) May we have the election results first?*

Richard Rubin - Fine

KAREN JAHN

### **Election Results of the Board of Managers**

76 Proxies  
Opened by Unit Owners:  
Stephanie Brewer  
Sandy Green  
72.13% of common interest

We have 5 candidates for 3 seats: I would like to announce the winners:

The 5 candidates were:  
Glenn DeGrasso  
Anna Keri  
Sandy Brinkman  
Marty Cammarata  
Julia Morreale

I would like to congratulate:

Sandy Brinkman  
Marty Cammarata  
Julia Morreale

Ed Goldfarb: Congratulations to the winners, thank you to those who ran, there is always next year.

458C Elana Nappi – I have two concerns :

I am not being done by NYSEG, across the way the other 4 will be done but not mine and the unit next to me,

Donna Nevin– they do not have to do every unit, it is a connection of transformers

458C Elana Nappi –the other item was – you were discussing - Humongous Tree in my yard and it does not look good, should it fall will be there will be unbelievable damage.

Richard Rubin –

First of all and again I guarantee 4 minutes at the most.

Ed did offer me the variance committed and I saw the court transcripts from the 463b case to charge that person to doing work without a variance and it came up in the court case that 3 board members did not have the variance either, so I was not going to buy up into something as illegitimate as the variance committee.

Secondly, I was offered by Ed to edit the cover letter to the Unit Owners about the ByLaws.

Within 16 hours it was given to the attorney. So it is not as though I have done nothing at all.

Treasurer Prisco points out the huge errors that I claim there was a charge to my unit that was done to hers. She has made claims that her unit has had no more charges than any other unit in Condo 16. That is regardless she had interior work all paid by Condo 16 , she had 2 trusses done and has blue stone steps. All paid by Condo 16, so on top of this is the item that says 1700 and change attributed to my unit

And as Pam pointed out tonight , \$758 was actually for her Unit and only \$200 was for my unit.

That was not a mistake done by anybody , that was a way of hiding the nature of things.

Moving right along -

The bottom line is I am disruptive and fortunately the secretary is taking minutes and you can all go home and look online and see that

I argued that meetings should be open to the Unit Owner and that the books should be open to the unit owners. They point out that I sued , this whole country is suffering for my 27.5 lawsuit, it is very important that it cost us 43k .

The 27500 Ed has on , this is not going to be he said/she said , I will post the whole transcript online

Back then he had and 18.5 estimate for the work.

In a mediation meeting of the court I reduced the demand to 25k . This 43k was sepnt over a difference of 9k.

*Inaudible conversations*

Moving right all –

My first board meeting

The first word a board member said to me was I was an extortionist

The second was you are a slander

The problem is they are agreeing that they spent 43k on a 27.5k lawsuit.

Regina Tripod: Gentleman please no arguing , can we wrap up so Unit Owners can ask their questionsL

Rich Rubin - 18.5 video of the damage with an estimate of 12.4 to fix it

Sworn testimony it was 18.5

And then miraculously it was an estimate of nothing ... If you are interested I can email it to you and you can see the truth and not the crap.

*Inaudible conversations*

Liz Cook 464C – do they know now how do to the grounding

Sandy Brinkman Yes – and we have an electrician to formulate the procedure

Liz Cook 464C The CDs that we have , are they earning as much interest as possible?

Pam Prisco - One is earning .6 others are not offering much more.

Our Money Market account is earning at the moment .3

Glenn – as a homeowner in Condo 16

I am disappointed in all of you in the fact that you cannot stand up and watch someone take a public lashing whether you agree with them or not, as a homeowner It is unforgivable

Ed Goldfarb – you are absolutely right.

Glenn - And you are too blame to

*Inaudible conversations*

REGINA TRIPODI -Meeting adjourned

Adjourn Meeting