

**Condo 16 2023 Meeting**

**08/10/2023 held via Zoom @ 6:30 PM**

Roll Call :

Pam Prisco  
Regina Tripodi  
Ron Rudnick  
Richard Rubin  
Marty Cammarata  
Ed Goldfarb  
Donna Nevin  
Jay Wright  
Karen Jahn

Absent Julia Morreale

Marty Cammarata - Review of :

Maintenance Projects

Budget for 2024

With review of the 2023 Budget versus our current Anticipated End Budget

1. White Pine Tree Pruning – Jay will obtain an opinion from The Arborist and Sav a Tree to see an estimated cost of Pruning for January 2024.

**Jay Wright – motion**

I make a motion to approve the \$2100 for Timber Ridge to put in 30 Shrubs/Plants around the NYSEG Electrical Boxes and water the planting through the end of the summer, not to exceed \$2000.

Katonah Nursery

3 - Forsythia

18 Russian Sage

9 Dwarf Lilacs

Cost \$1000 (\$3000 credit remaining)

Timber Ridge

5 workers, 1 Day

Cost - \$2000

20 - Bags of nutrients to amend the soil

Cost - \$100

Ed Goldfarb– second

Pam Prisco – Yes

Rich Rubin– Yes

Donna Nevin– yes

Marty Cammarata – Yes  
Ron Rudnick – Yes  
Regina Tripodi – Yes  
Ed Goldfarb – Yes

NOTE: 2<sup>nd</sup> round of budget meeting  
9/13/2023 6:30 pm on zoom; Regina Tripodi to send out invite

**Marty Cammarata**– motion for Cedar Ridge Proposal of 476-478 woodwork (8 units) for 39.5k plus tax  
(with the provision should the bid come back in from other vendor the vendor selection can be revisited)

Ed Goldfarb– Second

Pam Prisco – Yes  
Rich Rubin – Yes  
Donna Nevin – yes  
Ron Rudnick– Yes  
Regina Tripodi – Yes  
Ed Goldfarb – Yes  
Jay Wright – Yes

Marty Cammarata –

Unit 470D Repair to be performed by Cedar Ridge as per proposal  
(*Kitchen ceiling Jack Up \$2,200 + Tax; Bathroom Ceiling Repair \$450 + tax*)

Jay Wright – second

Pam Prisco – Yes  
Rich Rubin – abstain  
Donna Nevin– yes  
Ron Rudnick – Yes  
Regina Tripodi – Yes  
Ed Goldfarb – Yes  
Jay Wright – Yes  
Marty Cammarata – Yes

Motion Approved

Marty Cammarata –

Unit 462A Repair to be discussed next meeting

Treasurer’s Report – Board Business Meeting August 10, 2023

As of the July 31, 2023 Balance Sheet

Operating account balance:                   \$ 81,826.62

Reserve account:

Webster Bank MMA    2.02%APY       \$ 255,402.48

Webster Bank CD 4% 11/24/23   \$ 237,477.16

Subtotal:                                       \$ 492,879.64

Shingle roof subfund                   \$ 86,216.55

Road blacktop subfund                 \$ 81,000.00

Bluestone subfund                       \$ 16,500.00

Subtotal:                                       \$ 183,716.55

Grand Total:                                   \$ 676,596.19

As voted on and approved by the Board at the July 20, 2023 business meeting, the amount of \$10,945.88 was deducted from the Money Market reserve account and deposited into the operating account to pay Cedar Ridge Invoice #3639 dated July 21, 2023 as a 50% deposit toward the inspection and repair of the firewalls. The respective bank statements of July 31, 2023 reflect the transfers as do the totals noted above. It is hoped that the amount of \$10,945.88 and the balance due on the completion of the project will be reimbursed IN FULL by Comcast and re-deposited into the reserve account.

On the Homeowner Aging Report as of 7/31/2023, there were Unit owners in arrears totaling \$4,872.44. Included in this total are 2022 late fees of \$125.00, a 2022 owner fine of \$25.00 and 2023 common charge delinquent fees of \$424.75.

That concludes the Treasurer's Report for August 10, 2023. The meeting held on Zoom was a business meeting and was not open to unit owners.

Meeting adjourned