

CONDO 16 BOARD MEETING

Thursday June 15, 2023, 6 pm – Game Room Activity Center
CONDO 16 BOARD MEETING AGENDA June 15, 2023

6pm at Heritage Hills Activity Center

Call meeting to order – Marty Cammarata

Roll call of the Board – Regina Tripodi

Ron Rudnick
Richard Rubin
Julia Morreale
Marty Cammarata
Regina Tripodi
Ed Goldfarb

Absent

Pam Prisco
Jay Wright
Donna Nevin

Approve Minutes

All Board members have reviewed the May 18, 2023 Board meeting minutes

President's motion to approve the minutes.

Ed Goldfarb seconded the motion

All approved

President's Comments & Highlights – Marty Cammarata

Firewall damage inspection –Proposals from DSL and Cedar Ridge being evaluated. Awaiting height insurance certificate from DSL prior to making a vendor selection.

Comcast has submitted a claim to their insurance carrier; we have been issued a claim number.

Cluster 476 – 477 Discussion: do we hold off on the full wood replacement and painting? Review of scope of project.

Ron Rudnick proposes project to move forward and remain on schedule.

454B Green's privacy wall completed but small holes need fixing

454A damaged flat roof repaired by Perry Verrone Roofing

467-468 -4 new garbage bins needed? Suggest Clear View at \$1,100/bin.

Motion to approve \$4,400 plus tax & old bin removal.

Ron Rudnick second

All approved

Vice President's Comments – Jay Wright

Shingle roof subfund	\$ 86,216.55
Road blacktop subfund	\$ 81,000.00
Bluestone subfund	\$ 16,500.00
Subtotal:	\$ 183,716.55
Grand Total:	\$ 680,457.36

* As voted on and approved at the April 20, 2023 board meeting, up to \$15,000 would be transferred out of the money market reserve account to fund the cost of the remaining 14 units in "grounding" violation by the Town of Somers. Operating account Check # 5170 in the amount of \$9,916.30 was paid to Allstate V3.0, Inc. in payment of Invoices # 3880, 3879, 3873, 3872, 3882 for the grounding and bonding of 11 Condo 16 units (460A, 460B, 460C, 451D, 451E, 465A, 465B, 452A, 452B, 464A, 464B). This amount of \$9,916.30 was transferred out of the reserve account on June 9, 2023 to reimburse the operating account and should be reflected on the June 30, 2023 Balance Sheet prepared by HMS.

On the Homeowner Aging Report as of 5/31/2023, there were Unit owners in arrears totaling \$2,377.88.

That concludes the Treasurer's Report for June 15, 2023. The Board Meeting was held at the Activities Center and was open to unit owners.

Julia Morreale – Variance Chair

Sacco 460C– variance request for repairs due the fire damage ; in addition requested a temporary generator use.

Work to be performed by Westchester Group

Hours of use of temporary generator should only be 9 am 6 pm Monday - Friday

Marty Cammarata motion

Ron Rudnick Second

All approved

Stairs in Garage – Unit 456 A

Marty Cammarata motion to approve

Ron Rudnick second

All approved

Ron Rudnick – Cluster Capt. Coordinator

Communication is the key - across all of Condo 16

New Business

Marty Cammarata:

Initial meeting with Bob Dini-Condo 16 unit owner and former contractor (Marty, Donna, Ron). Bob is eager to assist us with scouting of contractors.

July & August – work on planning 2024 annual budget.

Prior Board President had capability to approve projects up to \$5,000 without board approval.

Marty Cammarata – motion to spend up to \$5,000 without approval

Seconded – Ron Rudnick

Approved by all board member present.

Have HMS send work order to Cedar Ridge gutter/leader/remove damaged gutter guard

Marty Cammarata – motion to have work done by Cedar Ridge

Seconded – Ron Rudnick

Approved by all board member present.

Other

Open Meeting – Unit Owners Participation Q&A

Deanie Pezzello 466B– to confirm you are having NYSEG return to review the weeds that have grown where they seeded?

Rich Rubin – at this time we have asked that they return to review and address this.

Claudia Santo Donato – 473C – clarification of the seeding, as well as the grass that will replace the bushes removed by NYSEG – Regina Tripodi the grass that is being referred to to replace the removed bushes would be an ornamental grass to help disguise the NYSEG boxes.

Peggy Schweizer – the minutes are missing from the HH Site

Regina Tripodi – thanks Peggy! will follow up with Andrew

Alberta Machiagladia – Dogwood tree outside her unit needs some TLC - some hollytone she needs to have spread. 453A – also the queen annes lace has taken over her front landscaping. Board to reach out to Timber Ridge to get them to clean up her beds from the Queen Anne Lace takeover

Sheila Goldfarb – we have a porta potty in our cluster (477) that has been there for weeks –

Karen Jahn will call Perry Verrone to come pick up their porta potty

Marty Cammarata – to follow up on weeding and was the pre emergent spread

Meeting Adjournment