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

Richard Rubin (subbing) – The areas NYSEG worked in continue to be challenging. Although their contractor has addressed many of our concerns, we still have some issues. Some or the area's that were seeded have lots of weeds in them, we also still have some runoff issues that are affecting some of the unit owners. We will again make a list for NYSEG and ask them to come back again. We may need to seed some additional areas in the fall. Please continue to water the lawns, especially the areas recently seeded.

We are still working through finalizing the planting around they NYSEG boxes and you should expect to see that work beginning soon.

A few additional issues we are working on is the removal of a several dead trees, we have received bids from a few contractors and are in the process of reviewing them.

We also have a bid for the drainage issue that was reported at Unit 450 that we are working through.

Committee Reports

Donna Nevin – Maintenance Chair (Ron Rudnick subbing)

Misc Repairs:

Small wood repairs need to be addressed throughout Condo 16; proposal to get a contractor who will review all the "small repairs" so that we can have an estimate and thus plan to address each of these "small" projects.

Gutters were cleared last week by Cedar Ridge

Board to review the Cedar Ridge contract to ensure the inclusion of this task.

Downspouts – there are leders and runoffs that are in need of being addressed and will be part of the walkthrough project. This will also be applicable to stairs/stoops.

Lightbulbs – the bulb outside of your unit on the garage are specific light bulbs and should be requested for replacement from your Cluster Captain.

Free smoke alarms are available at the activity center

We do have the color codes for our units should you need for the paint touch up should you wish to do these exterior touch ups yourself.

Brush /Greens should be put the curb of your cul de sac on Monday and Tuesday evening for pick up from Cedar Ridge.

Pam Prisco - Treasurer (Regina Tripodi subbing) Treasurer's Report – Board Meeting June 15, 2023 As of the May 31, 2023 Balance Sheet

Operating account balance: \$ 107,638.66

Reserve account:

Webster Bank MMA 2.02%APY \$ 259,263.65 * Webster Bank CD 4% 11/24/23 \$ 237,477.16

Subtotal: \$ 496,740.81

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