

**HERITAGE HILLS SOCIETY**  
**Board of Directors**  
**Meeting Minutes**  
**August 19, 2019**

Meeting commenced at 3:00 PM

**Motions:**

- To approve the change of General Counsel to LaGumina Law Firm, PLLC. Approved.
- To approve Bogush & Grady, CPA, LLP as our auditors for 2019. Approved.
- Bank depositories for Society: Sterling Bank, Citi Bank, Signature Bank, Peoples Bank, PCSB. Approved.
- People who have authority to sign checks: President, First Vice President, Treasurer. Approved.
- To approve paving contract with Northern Construction for the amount of \$237,500. Approved.

Dom Rubino opened the meeting.

**Unit Owners Speak:**

Barbara Tepper 714 – Barbara read in the newsletter with the exception of pools 1 and 4, all pools will be closed during bad weather. The lifeguards are working because they need the money, couldn't we cut the hours rather than close the pools? Dom Rubino responded that Heritage Management Services handles the lifeguards here and at many other pools. We are the only customer who does not close pools during bad weather. The lifeguards rotate shifts, this is not a problem, generally we have a lifeguard shortage. John Milligan interjected that all lifeguards are hired weather dependent. Most guards would rather go home than sit in their cars. Barbara continued on behalf of Club Shalom. Requested additional long tables to offer better view of the stage during performances and more floor space. The round tables make it difficult for those who have their backs towards the stage. Make it more like a night club setting rather than a dining room setting. Christine Choka suggested using card tables. Barbara was agreeable to this solution, use three sides of each table. Final request from Barbara was for walking paths. Dom Rubino responded. There is no room for walking paths. Dom clarified the situation. The roads and the property belong to the condos. Although the roads are maintained by Society, they are owned by the condos. If you did a path between three condos, each condo would have to approve it. It would be condo liability and insurance. Society does not own any of the roads.

In attendance: Gloria Anderson, Annette Bensen, Christine Choka, Bob Ettinger, Ed Goldfarb, Bill Harden, Bob Lundry, Jack Mattes, Mark Packer, Patricia Ploss, Bruce Prince, Dom Rubino, Deica Ruiz, Richard Tortorella. Gene Archer was absent. John Milligan, Property Manager and Dave Jacobsen, Command Security Site Supervisor were also in attendance.

The Minutes of July 15, 2019 had once correction showing \$63,291.67 had been put into the reserve account.

**President's Report – Dom Rubino** – We have three companies leasing space at the Maintenance Yard. The income for leasing space including outside the gate for residents with extra cars or RV's will generate about \$70,000 per year. We recently changed Society's General Counsel to LaGumina Law Firm, PLLC.

Dom asked for a Motion to approve the change, motion approved. Next Motion is to assign our outside auditors, Bogush & Grady, CPA, as our auditors for 2019. Motion approved. Next Motion, banks we use, bank depositories: Sterling Bank, Citi Bank, Signature Bank, Peoples Bank and PCSB. Motion approved. Final Motion, people who have authority to sign checks: President, First Vice President and Treasurer. Approved.

**Treasurers Report – Bill Harden** – Cash on hand - \$985,461. Income - \$431,150. Expenses - \$404,074. Positive surplus of \$27,076. Pool expenses were about \$10,000 over budget, \$82,923, budgeted \$71,938. The money will be balanced out by the end of the year.

**John Milligan – Property Manager** – Several major projects this fall. Paving, lower 2,000 feet of West Hill Drive from Warren Street and from Condo 16 on West Hill Drive up to the three-way stop at the Pinnacle. Low bidder was Northern Construction at a cost of \$237,500 which includes a minor amount of drainage pipe that needs to be replaced before the paving takes place. Dom Rubino asked for a Motion to approve the paving contract with Northern Construction for the amount of \$237,500. Approved. Next project is the culvert repair by the 3-way stop sign. We received a signed resolution from the Town of Somers Planning Board which is the last piece of the puzzle allowing us to move forward. Bid requests will go out this week, project should be done sometime in November. Minimal impact to residents. John met with three roofing contractors to replace a section of the Fitness Center roof. We have had leaks, particularly in the winter months. The condition mandates we replace the lower section of the roof on that building. Bids should be in for the September meeting. Minor in scope, we will be replacing another half dozen signs on the property. A five-year project to replace signs with reflective lettering and numbers, Heritage Hills logo.

**Activities – Chris Choka, Chair** – Activities are abundant, many ways to find out what is going on with clubs and classes. You can find a listing on the Heritage Hills web site, the Newsletter or the Activities Office and mail room. The Welcome to Heritage was well attended, it was the second year of the Expo format. We had 30 groups participating letting the new people know what they are all about and how to join. We had the most people attending the event; 85 people.

**Art Show – Jack Mattes, Chair** – Moving forward, applications are coming in. It does not matter what level you are at. As an artist, if you are happy with what you created, we will be very happy to see it. It could be an oil painting or a crochet piece. We will appreciate it with you. The Art Show is October 5 and 6, Saturday and Sunday. This year hopefully will be a bigger and better show than we have ever had before, we hope to see everyone there.

**Budget/Finance – Bill Harden, Chair** – John Milligan prepared a spreadsheet of anticipated expenses for the rest of this year. Bill was happy to report when we extended all our anticipated expenses against the projects that we have already done this year, and against the expenses of running the place this year, we are able to come within a balanced budget at the end of this year.

**Cable TV – Ed Goldfarb, Chair** – The current franchise agreement with the Town and Comcast is up for renewal in October of 2020. We have formed a committee to meet with Comcast, ask for additional things we would like. We are trying to get the Town Supervisor involved to help us. We are still waiting for information from Comcast; where they stand with the rewiring of various units, about 10% of the units that signed up for rewiring have yet to have it done. They are dragging their feet in rewiring the in-ground cable plant which will help a lot of the current issues many of us have. We are asking them to do

a total inspection of where they have done the rewiring. They had to put small holes in the firewalls and we want to know if they sealed them. If not, they will have to come back and seal them. We will ask them for a volume discount, a possibility of internet at the pools. It is a long arduous venture dealing with them, we will keep you all abreast of any progress. The community rep comes here the first Wednesday of every month to see residents who have questions. Comcast has been doing some work within the condos, digging up lawns, part of the in-ground rewiring project. Ed wrote a letter to Comcast telling them they cannot dig up our lawns. Comcast asked for property managers and condo presidents contact info. They will make every effort to contact us before they start digging.

**Communications – Annette Bensen, Chair** – The web site is a great place to get information. Clubs and condos need to contact the Activities office to inform who is on committees and condo boards. The Heritage site is an exceptionally secure site for you to put information. You can input info for your condo only.

**Community Affairs – Jack Mattes, Chair** – We would like to meet with the owners of the golf course to see how we can work together to accomplish mutual goals.

**Health and Safety – Flo Brodley, Chair** – A question to Ed Goldfarb; since the Town gets the franchise fee, shouldn't we be getting some kind of volume discount? 14 blood pressure screenings were taken in August, thanks to nurse Ellie Eidam who administers the program. A well-attended program last week, Smart Seniors on how to combat hacks and scams. A special thank you to Bob Lundry on the Board for his accolades on this and other Health and Safety programs. Dave Jacobsen will be offering the CPR/Basic Life Support course with certification on Tuesday, September 10 from 6-10 pm at Lake Lodge. Dermatology limited screening program is scheduled for September 25 at 12 pm in the Heritage Room. Sign up at Andrew's desk in the Activities Office, the number of screenings available is small, a wait list is there as well. The flu clinic is on October 2 from 9 am to 1 pm. The Medicare Update is on October 19 at 11 am. Senior Law Day this year will be on November 2 from 10 am to 2 pm. We continue to invite those with a background in the health and safety fields to apply to join the committee by emailing [flo613@comcast.net](mailto:flo613@comcast.net).

**Fitness Center – Annette Bensen, Chair** – The Fitness Center is going great. When the Fitness Center is busy please recognize the amount of time you are on the equipment so others can use it.

**Infrastructure – Bruce Prince, Chair** – John Milligan has previously mentioned all of the infrastructure improvements.

**Landscaping – Christine Choka, Chair** – The flowers are really growing and have spread out. We had a lot of good comments about the plantings this year. At the end of this month the Landscaping Committee will meet again and talk about what we want to do next time and what is happening for the autumn plantings. Last year was very successful and we will probably do a lot of the same thing.

**Library – Bruce Prince, Chair** – Number of people visiting the library continues to grow. We get approximately 10 new books every month. Wednesday night movies continue, this week it will be Sunset Boulevard. Sunday matinees will resume this fall which are usually concerts or performances of some sort. There will be publicity on this.

**Pools – Debbie Jackson, Co-Chair** – More than half the season is over. A season with mostly nice weather. Pool season extension: September 3 through September 15, pool 1 will be open daily from 8 – 10 am for lap swimming. Pools 1 and 4 will be open daily from 10 am to 7 pm. Pool 3 will be open weekends only from 10 am to 7 pm. Water aerobic classes are Monday through Friday at 9 am. New policy to close pools during a forecasted day long of inclement weather was implemented once so far with no issues. This policy is for Monday through Friday only. Pools 1 and 4 would always be kept open, an e-mail blast would go out to all residents. Pool temps have been consistent. Pools will close for thunder and lightning and remain closed for 30 minutes since the last sighting of lightning or sound of thunder. This is about safety. Pool Committee e-mail address can be found on the Heritage Hills web site. Respect the rules of no eating within the pool gates. Please show your ID. 5 guest per unit per day, residents must stay with their guests. Enjoy the rest of the pool season.

**Security – Dave Jacobsen, Head of Security** – Medical calls – 55, security calls – 177, service calls – 60, 1 water main break, 1 car accident, 6 parking violations. Total calls for the month were 300, year-to-date are 2,407.

**Town News – Bill Harden** – Nothing to report.

**Transportation – Mark Packer, Chair** – We are able to pump our own gas now. John Milligan agreed, it is cheaper and logistically more convenient.

Dom Rubino asked for a Motion to close the meeting. Meeting adjourned at 3:47 pm.

Respectfully submitted by:

*Mary Lou Martelli*

Office Manager, Heritage Hills Society, LTD