

HERITAGE HILLS SOCIETY

Board of Directors

Meeting Minutes

June 27, 2019

Meeting commenced at 7:30 PM

Motions:

- To increase Command Security's contract in 2020 by \$15,000. Approved unanimously.
- A Motion to extend the contract with Command Security from 2021 through 2023. Approved.

Patricia Ploss opened the meeting explaining we will begin with the monthly June meeting and the Annual Meeting will immediately follow. The Board will then move to Executive Session to elect the officers for the coming year.

Unit Owners Speak:

Terry Clifford – 642C – Spoke of At Home in Somers, a Non-profit organization. It is an aging in place organization that was formed 11 years ago to generate and implement a roster of programs geared to the older residents in the Town of Somers who wish to remain in their home as they age. Over 90% of the members are from Heritage Hills. Several years ago they became a club of Heritage Hills which provided a meeting space and a place to hold small gatherings. Over the years At Home in Somers has been able to provide social activities, intergenerational events, technical assistance, transportation to local businesses, doctor's offices and physical therapy providers. All services are performed by volunteers. For the past two years they hired a consultant to handle the phone calls for services. The membership dues pay for the administration portion of the organization, The reserve fund is accumulated by donations from local businesses, Lions Club, Heritage Hills clubs, individuals and two fundraising events which took place in earlier years. Donated money helped to offset the cost of hiring a consultant. Membership has reduced by 25%, donations have significantly dwindled and they were unable to produce fundraising events to offset the cost of the consultant. Terry wanted to clarify rumors about At Home in Somers. Many members require transportation services; therefore they found a local, non-profit 501 transportation organization called Ride Connect which provides day, evening and weekend rides. No membership fee however they do accept donations. If you would like to volunteer your time to Ride Connect call 242-7433. At Home in Somers will be making a donation to Ride Connect. Terry thanked the volunteers, supporting members, businesses and organizations who have supported At Home in Somers over the years.

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

Patricia Ploss asked for a Motion to approve the Minutes of the May 20, 2019 meeting. Approved.

Treasurer's Report – Dom Rubino – This is the May report, we will have June figures at the end of the month which will be reported at the July meeting. Resources continue to remain solid, cash on hand \$988,000. Income for the month remains normal, about \$427,000. Expenses for the month of May: general operating account \$379,000 and from the reserve account, previously known as the capital

account we spent \$78,000 of which \$54,000 of this was for the new shuttle bus and \$13,500 for the tennis court contract.

President's Report – Patricia Ploss informed that we received a letter from the Town's Assessors Office notifying us officially that the assessed value on the Maintenance Yard has been reduced from \$126,300 to \$200. Instead of taxes of \$27,000 on the Yard, I suspect that if it is \$150.00 I will be surprised.

Some Board members met with representatives of Command Security, the company that provides our security services, led by Dave Jacobsen. Command has proposed two items. Command is facing the increases in the NY State mandatory wage increases in the next few years. Command provides 30,000 hours of service to this community, which means their costs are going up at least \$30,000. Command has asked us to increase our payments to them in 2020 by \$15,000. We will basically split the \$30,000. Patricia asked to entertain a Motion that we do this. We have made prior adjustments to the Command Security contract in the past, most notably when the Affordable Care Act came into effect. A motion to increase next year's contract with Command Security by \$15,000. Approved.

Second item discussed with Command Security was to extend the current contract for three years, 2021 through 2023. They are asking for an increase each of those years of \$36,000. A Motion to approve an extension of the existing contract from 2021 through 2023. Approved.

The speed tables have been installed near Condo 4. The speeds are definitely being reduced. The dead and dangerous trees at the garden club have been removed; white pines will be added to that area. Road striping will be done shortly. Only a few solar lights left on the property, 2 near pool 2 on the east hill, they will be replaced. Only remaining solar lights will be those on Fred's way by the Maintenance Yard.

Property Manager – John Milligan – Adding width to the speed tables. Other projects: Removal of 2,000 gallon leaking oil tank outside of Activities building. Two 1,000 gallon above ground tanks have been installed. Remediation to start on Monday. No idea of extent of soil pollution. Replacement of gas pump at Maintenance Yard: Project is underway. Paving roads this year: West Hill Drive from Warren Street about 2,000 feet up. Cameras will determine if any storm pipes need work prior to paving. Bids were sent out; paving will be done in September or October. Additional section of about 450 feet near restaurant and golf course will be paved. Culvert at 3-way stop: Still waiting on all the regulatory agencies, Town of Somers. Some of the permits have been obtained; hopefully we will have all permits shortly. An emergency phone has been installed at tennis court 5. It will ring in the security office should you have an emergency.

Bruce Prince interjected we no longer have oil tanks underground. All oil tanks are now above ground.

Mike McBride 556C asked John if Society has thought about purchasing our gas from the Mobil station in town due to all the necessary regulations. John responded it is not convenient to use the Mobil; we fuel our shuttle busses, maintenance trucks, snow plows. We had all the necessary permits to move forward. We are up to all current regulations.

Activities – Christine Choka – Chair – Welcome to Heritage is now scheduled for August 18 at 3:00 PM. Invitations went out to Board members and Condo Presidents. It is an opportunity to meet new people and learn about our community. The event is open to all who are not aware of what Heritage Hills has to offer. The core of many of our activities comes from our clubs. We are so indebted to the clubs and to the people who run them. The clubs enable us to not only have entertainment, but also for education, creative and social. We also have annual events such as the Art Show run by Jack Mattes,

Welcome to Heritage and Toys for Tots. Many games, card games, mah jongg, sports, bocce and tennis. We have many classes with vetted instructors for physical activities and artistic classes. Classes offered are varied, to name a few we have defensive driving, yoga, CPR, sculpting, water aerobics. Three new clubs last year are Conversational French, The Veterans Club and So You Want to Speak Yiddish. We have not found anyone interested in running bingo; if you think you might want to do it please contact the Activities office. Disappointed we never got the Community Chorus off the ground.

Cable TV – Ed Goldfarb – The Comcast 10 year contract with the Town will be expiring in October of 2020. No other company is willing to take their place. A committee will be formed to participate in the negotiations with the Town Board on a new contract. We'll keep everyone informed with the results. The date of the Comcast/Xfinity Annual Expo will be Wednesday, October 30, 2019 from 4:30 to 7:30 PM. Food and giveaways will be provided. As the date gets closer Andrew will post the information on channel 12.

Communications – Annette Bensen, Chair – Annette thanked those who signed into the new web site. hhsociety.org is the web site address. Go on the site, take a look around, and utilize the site. We will be upgrading the site as well. There are two bulletin boards, one is Society so you can reach everybody and the other is for individual condos. You can post documents per condo. We need you to sign in and use it. If you have trouble signing in contact Andrew in the Activities Office.

Community Relations – Bill Harden, Chair – Bill spoke of DeCicco's. Only caution is driving around DeCicco's. Parking is difficult; everyone is taking care so far driving around their lot. Upstairs serves adult beverages; you can take your beverage outside. The Town Board is the lead agency for the new academy at the old IBM quarters. A lot of infrastructure work is being done, plan to open in 2020.

Fitness Center – Annette Bensen, Chair – The Fitness Center is closed today until 4:00 PM for a quarterly deep cleaning. Please bring another pair of shoes if it is raining to protect the equipment. If you are having problems with the TV on any of the equipment please ask Mary or Jonathan to help you. Men's etiquette sign has been installed in the men's locker room. Please do not walk around naked in the bathroom/locker room, please use a towel. Young people at pool 1 use this bathroom. Our Fitness Center is a great facility, please respect the equipment. Please care about the people who run it.

Health and Safety – Flo Brodley, Chair – Flo's report was read by Mary Lou Martelli. 14 Blood pressures were taken in June. Accolades to nurse Ellie Eidam who oversees this program. Margaret and Joseph DeGasparis are new residents of Heritage Hills and have joined the Health and Safety Committee. A series of programs on successful aging will conclude with Sage-ing/Conscious Aging on July 12 at 1:00 PM. On August 14 at 1:30 PM the NYS Assistant Attorney General will talk about How to Combat Hacks and Scams. The committee always looks forward to incorporating new suggestions for our residents. We invite those with a background in the health and safety field to apply to join us by emailing Flo at flo613@comcast.net.

Landscaping – Christine Choka, Chair – Last year the Cana Lilies got so tall they hung over, this year we have the dwarf version. Many took the tubers last year after the season. I am curious to know how they were stored, planted and how they are doing. We planted in 14 sections on Society property and the colors are wonderful. We added pots/urns this year. Last year's fall flowers with the bales of hay and the cornstalks, gourds and pumpkins was a big hit. We will be meeting again soon and will see what we will be doing for this fall's plantings. Our landscaping is cyclical, we plant in the spring and again in the fall. We may add more daffodils this year.

Susan Statkowski-Rivalsi – 807B announced that on July 2, the Garden Contest Committee along with Melissa Brent, Landscape Designer for Heritage Hills Society will be judging the 24 unit areas that were submitted by residents for consideration in the 2019 Heritage Hills garden contest. There will be a blast e-mail announcing the two unit area winners. The winning contestants will be on the cover of the August issue of the Heritage Hills Newsletter and photo spreads in the centerfold of that issue. Contest Committee members Karl and Cheryl Milde, Charlotte Morsche and I would like to give a special thank you to Terry Clifford, who although not a member of the committee was very instrumental in bringing about the rebirth of this competition. Also, a special thanks to Society Landscape Committee Chair, Christine Choka for making Melissa available to us. Susan also thanked all the contestants for their efforts to make this already beautiful community much lovelier.

Library – Bruce Prince, Chair – The past year has been very successful following the renovations to the library. We have new photographs of library plaques in NY City taken by John Lucas. Membership has increased from 250 to 430. Projection for borrowed books this year is 2,000 books. Events include Wednesday night classic cinema, Sunday matinees off Broadway shows, operas and dance will resume in the fall. Ted Talks will also return. We recently sponsored a Murder Mystery Dinner that was very successful and plan to have another perhaps in the fall. Somers Library is offering connections to their digital platforms for reading books on the internet, audio books as well, many different services. The library is planning to do another digital talk so if you are interested in attending please leave a note in the library. The Heritage Hills Society web site has a data base of all the books available in the library, new monthly purchased books and award winning books that are available. We are very proud of what is going on in the library. We are sponsoring The Bensen Scott 20 Piece Big Band on Sunday, August 4th from 5:00 – 7:00 PM. Admission price is \$10.00. Refreshments will be served.

Patricia Ploss interjected that there no longer is a charge to be a member of the Heritage Hills library. If you have an ID card, you are a member.

Annette Bensen noted they are in the process right now of listing all the books available on our web site.

Operations – Bruce Prince, Chair – Bruce stated John Milligan has dealt with a lot of the facilities issues that come under both Bruce's and John's direction. Two major projects are the gas pumps and the culvert. Heritage Hills has a new sink hole, an underground 42" drainage pipe formed a leak and sinkhole about 4-6' long and 8' deep.

Pools – Debbie Jackson and Laura Mellor, Co-Chairs – Report given by Laura Mellor. Four meetings of the Pool Committee so far this year. Pools 1 and 4 opened on Memorial Day weekend, with pool 3 open on weekends. As of Father's Day weekend all pools were open 7 days a week from 10:00 AM to 8:00 PM. Water aerobics are available Monday through Friday, 9:00 AM at pool 4. One returning and one new teacher this year. Pools opened with very few maintenance issues. Pool temperatures have been pleasant. Lifeguards have been attentive and welcoming. Please become familiar with the Pool Rules. Note: residents must have an ID card with the 2019 sticker, no food or snacks inside the pool area. Long hair must be tied back and approved toys are allowed at pool 3. The Pool Committee has an e-mail address for all non-emergency contact.

Jack Mattes spoke of the Red Cross project. The Red Cross will install smoke detectors in your home, free of charge. The smoke detectors have a lithium battery that will last 10 years. 10% of the units had smoke detectors installed by last fall; hopefully we can double that by this fall. The phone number to contact the Red Cross is 845/673-1198. No shame in making a donation to the Red Cross.

Security – Dave Jacobsen, Head of Security – Medical calls - 72, security calls – 285, service calls – 113, maintenance calls – 2, parking violations – 1. Total of 473 and year to date is 1,878 calls.

Transportation – Mark Packer, Chair – The new shuttle bus is on the road. Once the weather clears we will be doing road striping. The bus service is excellent but it is not a personal service. Drivers must follow the schedules. It is John Milligan who is responsible for the great shuttle service we have at Heritage Hills.

Patricia Ploss spoke. Alan Brandt who has been our Secretary for several years did not seek re-election. His term has ended and Pat wanted to thank him for his service to this Board as the secretary. This is my final meeting as President of Society. It has been an honor and a privilege to serve this community for the past 6 years as President. It is time to step aside, though I do have one more year of my three year term. There are a number of people I would like to thank. The first being my husband Jerry for his extreme patience, his never wavering support and his sage advice. Kevin Cullen of Heritage Management Services. They provide Property Management and Financial Services to us, John Milligan is the Property Manager provided to us through HMS. I would like to thank John for his dedication and his wide range of ability and all sorts of disciplines, a man who has never met a crisis he couldn't overcome. Nobody does this alone, I think you can see from the reports from the Board tonight that this is a very well working Board, they all pitch in and it has been a wonderful experience working with this Board. For the staff, Mary Lou Martelli who is the backbone, our Office Manager, Marcus Lovell, our Facilities Manager and his entire maintenance staff. Mary Tedesco came on board as our Fitness Center Director and has been terrific and her Assistant, Jonathan Reichbach, Andrew Kaplan who seems to do a lot of things around here. Mike Triano keeps the Maintenance Yard under control and the busses running on time. Dave Jacobsen of Command Security, another very talented individual who sees to our security and medical emergencies. For all of the Society Board members over the past 6 years who supported my vision for Heritage Hills. Thank you all, it has indeed been my pleasure.

Jack Mattes mentioned the Art Show. The show will be October 5th and 6th. This year we will have new artists and new art forms. It is always a different show, always something fresh that you have not seen before. There is a particular new art form that I think will impress everyone and a lot of that art work is being done here in the Activities Center.

Meeting adjourned at 8:36 PM

Respectfully submitted by:

Mary Lou Martelli

Office Manager, Heritage Hills Society, LTD