

HERITAGE HILLS SOCIETY
Board of Directors
Meeting Minutes
May 20, 2019

Meeting commenced at 3:00 PM

Motions:

- To award the line striping of 39 miles of Society A&B roads to East Coat Pavement Surfaces for \$35,000. Approved unanimously.

Patricia Ploss opened the meeting welcoming all to the May 20, 2019 meeting of the Heritage Hills Society Board of Directors.

In attendance: Gloria Anderson, Gene Archer, Annette Bensen, Alan Brandt, Christine Choka, Ed Goldfarb, Bill Harden, Bob Lundry, Mark Packer, Patricia Ploss, Bruce Prince, Dom Rubino, Deica Ruiz, Richard Tortorella. Jack Mattes 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 April 11, 2019 meeting. Approved.

Treasurer's Report – Dom Rubino – Cash on hand is substantial, a little over one million dollars. But bills will start coming in with pool expenses and some of the repairs we will be making. That figure will not look the same in the next couple of months. Income for the month about \$423,000, a good part of that is put into the Capital Account each month. Operating expenses were about \$307,000. Pool payroll has not yet begun. Capital spending, very little. The next report will be different. Right now we are good.

President's Report – Patricia Ploss advised that the oil tank that services the Activity Center and the Fitness Center developed a leak. Based on the fact that time was of the essence, the executive committee awarded a contract to Envirostar to remove the tank, replace the tank with two above ground tanks. We awarded that bid to them for \$17,555.00. We had one other proposal from a company, Madison Environmental and their price was \$22,850, and a third company did not submit a bid. Let the record reflect that we did give the contract to Envirostar, they have already been on the premises.

John Milligan spoke to clarify the issue of the oil tank. There is quite a bit of regulatory manipulations that need to be done. We need a permit from the County Department of Health who administers that kind of work. We also need permits from the Town of Somers. Permit applications have been submitted, we have two temporary tanks set up in the meantime. The work will probably be underway in the next week or so. First order of business will be to remove the leaking tank, do whatever mediation is involved. The \$17,555 is strictly to remove the tank, install two new 1,000 gallon tanks, one for each building. Remediation is time and material type cost based on labor needed, machine, actual amount of material that needs to be removed, tests, etc. Hopefully not large remediation costs. Envirostar estimated it would

be about \$10,000 for remediation, but given that the bottom of the tank is 8' deep, it's anybody's guess until we actually remove the tank and expose the soil.

John continued his report stressing permits and regulatory requirements. Particularly the gas pumps replacement at the Maintenance Yard. We awarded a contract several months ago to World Management. A work permit has been issued by Westchester County Department of Health; it also requires the Town of Somers plumbing permit. We are meeting with the Town of Somers this week. This project should take a week to a week and a half to complete. Road striping; the striping is faded, worn, etc. We spoke to a number of line striping companies and elected to go with East Coat Pavement Surfaces at a cost of \$35,000. All Society 13 miles of A & B roads will be striped. With the white line on the edge and yellow line up the center it is nearly 39 miles of striping. To increase visibility in the lines, we will incorporate reflective glass beads in the white lines.

A motion to award the contract to East Coat Pavement Surfaces for \$35,000. Approved unanimously.

John Milligan continued with an update on the culvert at the 3-way stop. We received the DEC permit in March; we still need a Wetlands Permit from the Town of Somers. Plans were submitted to the Planning Board. A public meeting is scheduled for the 2nd Wednesday in June. We expect the plans to be approved. Since the plans were revised they need to go back to the DEC. This is not a huge project, it will take two weeks or less to complete.

The speed machine has been recording speeds and number of vehicles in many locations. We have a speeding problem in Heritage Hills. One section of road, in Condo 4 on Heritage Hills Drive is heavily used by dog walkers, babies in strollers, a lot of walkers. We had hoped the speed machine would remind people they are going over the speed limit; it really hasn't accomplished that. We established a new speed record of 80 mph. We will be installing two speed tables which are 3" high with a ramp on Heritage Hills Drive. The intent is to slow people down to 30 mph. There have been people killed walking on the roads in Heritage Hills. We will probably close off the road the day we install the speed tables.

Many white pines in the garden area at the waste water treatment area are dead; several are leaning over the gardens. The Garden Club and the Board are concerned for safety. We have permission to take down these trees from Heritage Hills Sewer Works. We have met with three tree contractors and hopefully within the next few days we will take down approximately 12 trees.

The Bocce awning is up, 6 of our tennis courts are open with the exception of court 5, may need an additional, week. A basketball backboard and net have been installed on that court.

Activities – Christine Choka, Chair – Christine requested all club presidents update their contact information in the Activities Office. Memos will be going out to club presidents informing of this year's Welcome to Heritage event in August. Residents should take advantage of all the clubs we have in Heritage. Look in the mail room for flyers or speak to Andrew in the Activities Office, read the Newsletter.

Cable TV – Ed Goldfarb – Comcast Xfinity will be holding their annual Technology and Services exhibition on Wednesday, September 25th from 4:30 to 7:30 PM in the Heritage Room. There will be food and giveaways as in the past couple of years. There will be a management change in the division Heritage Hills is in, hopefully for the better.

Communications – Annette Bensen, Chair – There is a problem on the web site for the tennis group as far as reservations and cancellations. The site is done in Word Press, an open source program. We are trying to find a better venue to make sure the tennis group is taken care of. Condos should have two areas; one is the bulletin board and the other for documents. The site is an unbelievable source of information.

Fitness Center – Annette Bensen, Chair – Everything is going well.

Health and Safety – Flo Brodley, Chair – Blood pressures taken in April and May were both 10. There will be a Heart Saver/CPR class on September 10 with certification. Class taught by the Director of Security, Dave Jacobsen and his team. Transcendental Meditation program is scheduled for Lake Lodge on May 29, 7:00 PM in Room 3. We are about to embark on a series of programs on successful aging. The series of constructive programs will begin with Aging Proactively on June 5, Staying Sharp as You Age on June 25 and Sage-ing on July 12.

The committee always looks forward to incorporating new suggestions from our residents. We invite those with a background in the health and safety fields to apply to join us by emailing me at flo13@comcast.net.

Landscaping – Christine Choka, Chair – Flowers have been planted, many the same flowers as last years, a few minor changes. We had a bit of confusion with the ceramic jugs that were used. We were envisioning different sizes and colors, all the same color and shape this year. We worked on two areas this year. The first section is outside of the Activities Center by the fire hydrant. Beautiful plants are now in the section that was very wet and muddy from water that leaked in that area. The second area we worked on is the front of Lake Lodge. There were low vines and leaves collected in this area. Beautiful plants are now replacing this section.

Community Relations – Bill Harden, Chair – DeCicco's has opened, long awaited opening was very quiet. The parking lot is dangerous, a lot of cars going in a lot of directions. You should slow down and look where you are going. The School Board Election is tomorrow. You need to go and vote, it is more than 90 million dollars of your tax money in one place. We are blessed to have the Somers School District known as a very well done school district. It is all to our advantage and increases the value of our property.

Library – Bruce Prince, Chair – We now have 400 members of the library. The last Ted Talk until the Fall will be this Friday. The First Murder Mystery Dinner is sold out. If successful, we will do it more often than once a year. We are sponsoring a Big Band Concert with Gene Bensen's band. It will be happening in August, refreshments will be served. The charge will be minimal.

Operations – Bruce Prince, Chair – We have installed a fountain in the pond behind the Activities Center. An additional 100' of cable will be added to put the fountain in the center of the pond. Should the pond need treatment for algae, we have entered a contract to do so. Different rooms in the Activities Center and Lake Lodge have been recently painted.

Pools – Debbie Jackson and Laura Mellor, Co-Chairs – Report given by Joan Sottile - The Pool Committee has already had three meetings this year. This year the pool committee has two co-chairpersons and two new members. You can find the pool committee e-mail address on the Heritage Hills web site.

Two pools have new motors this year; most of the pools have fairly new heaters. Additional blue furniture has been purchased. There are a few children's life vests at each pool; however, it is the responsibility of residents to provide their own life vests as needed. There is a lot of hard work and preparation that goes into getting the pool season going; by the committee, Heritage Hills Society, John Milligan, Marcus Lovell and the entire maintenance staff. Lifeguards are hired by Heritage Management Services and should be trained and ready to go by opening day.

Opening day for the pools is Saturday, May 25, 2019. Pools 1 and 4 will be open daily until 6 PM. Pool 3 will be open weekends only until Father's Day. Starting June 16, all pools will be open daily until 8 PM.

A few key pool rules: Please respect the lifeguards, Photo ID cards with 2019 sticker are necessary to enter any pool, absolutely no food is allowed inside the pool gated area, 5 guests per unit are allowed per day, plain foam noodles are permitted at all pools. Pool 3 has a posted list of permitted toys at all times at this pool. Pool rules are in the May issue of the Heritage Hills Newsletter, on the Heritage Hills web site and posted at every pool.

Security – Dave Jacobsen, Head of Security – Medical calls – 58, security calls – 240, service calls – 83, maintenance calls – 0, accidents – 2, parking violations – 3. A total of 386 calls for the month, 1,405 calls year-to-date.

Transportation – Mark Packer, Chair – Our new bus has arrived and being prepared for the road. John Milligan interjected that we have incorporated DeCicco's as a stop for the bus in the middle of the day in addition to all the medical offices and CVS. During the morning and evening rush hours the bus is strictly a commuter bus back and forth to Goldens Bridge.

Patricia Ploss mentioned we are looking at exactly where we will pave this year and John is having some core testing done at a couple of locations. John Milligan informed we will be putting a camera in the drainage pipes on West Hill Driving leading down to Warren Street. Prepare for flagmen and cones most of the day. We will have traffic control, please be mindful there will be people on West Hill Drive.

Patricia Ploss spoke of the new light on the East Hill at the 202 entrance. It is a 5-globe fixture much like the main entrance and it really lights up the East Hill entrance. Reminders, the Ballots are in the mail. The Annual Report and the Ballots were mailed late last week. The return date for your Ballot is June 26,

2019 at noon. Candidates Night is this Thursday, May 23 at 7:30 PM in the Heritage Room. There are 6 folks running for 5 seats.

Patricia Ploss spoke she is now ending her sixth year as President to Heritage Hills Society and has one more year on the Board. Patricia will not be running for President for the coming year. The June meeting will be on June 27, followed by the Annual Meeting and then the Board will move to Executive Session to elect officers for the 2019 – 2020 year. Patricia said it has been her honor and privilege to work with this Board and all the wonderful volunteers. It is time to pass this leadership off to other members of the Board. There are some very capable people here that will carry on in a wonderful manner.

Meeting adjourned at 3:46 PM

Respectfully submitted by:

Mary Lou Martelli

Office Manager, Heritage Hills Society, LTD