

HERITAGE HILLS SOCIETY
Board of Directors
Meeting Minutes
September 16, 2019

Meeting commenced at 3:02 PM

Motions:

- To approve a contract with Northern Construction for an additional 1,400 linear feet of pavement on West Hill Drive for \$164,000. Approved.
- To approve a contract with Frank J. Tucek & Sons to replace the Fitness Center roof at a cost of \$46,150. Approved.
- To approve a contract with Allstate Electric to replace street lights on Fred's Way to LED lights at a cost of \$26,400. Approved

Unit Owners Speak:

Muriel Glanzberg – 162B – Sneakers are required in the gymnasium for dance classes. Sneakers do not allow free movement, requesting shoes be allowed in gymnasium. Bruce Prince explained the gymnasium floor was recently refinished and shoes scuff the floor. Dom Rubino said we will look at this situation.

Edie Shane Amster – 792B – Speeding problem at Heritage Hills. Would like more speed limit signs and more stop signs. A stop sign is also needed in condo 18 by golf cart path. Dom Rubino responded that this is something we look at on a continuous basis. Speeding is a major problem here. We will look into these areas.

In attendance: Gloria Anderson, Gene Archer, 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. John Milligan, Property Manager and Dave Jacobsen, Command Security Site Supervisor were also in attendance.

Dom Rubino asked for a Motion to approve the Minutes of the August 19, 2019 meeting. Approved.

Presidents Report - Dom Rubino - informed we have permission from Somers Pointe to use the parking lot for the 9-hole golf course which is directly above the parking lot at the Activities Center. If our lot is full, you can park up there.

The water/sewer treatment plant upgrade will be finished in a month. It is a state-of-the-art plant. The odor will be gone, the capacity is three times what they are using now. It will be better.

Treasurer's Report – Bill Harden – Cash on hand - \$895,878, August income - \$432,624, expenses - \$512,384.

John Milligan – Property Manager – Road paving project began today. West Hill Drive going up, will take about three weeks to complete. Between the hours of 8:00 AM – 5:00 PM West Hill Drive will be one way going downhill towards Warren Street. Follow detour signs to get back on the West Hill. The

road will be reopened at the end of each day. Two contracts to do the paving, second contract is for an additional 1,400 linear feet to protect against increase in asphalt costs and since it is a major inconvenience to pave the road, better to do it all as one job. A Motion to approve contract with Northern Construction to pave an addition 1,400 feet of West Hill Drive at a cost of \$164,000. Approved.

The Fitness Center has leaks in the roof, mostly after a snowfall and ice. The roof needs to be replaced; bids sent out. Frank J. Tucek & Son low bidder. A Motion to approve contract for \$46,150 to Frank J. Tucek & Son to replace the Fitness Center roof. Approved.

Street Lights – Solar lights on Fred’s Way are the last significant solar lights on the property. A price from Allstate Electric for \$26,400 to trench along Fred’s Way, installing new wires, switching out the fixtures to the same LED fixtures we have elsewhere on the property. A Motion to approve contract with Allstate Electric to install new lighting on Fred’s Way at a cost of \$26,400. Approved.

The repairs to the culvert at the three-way stop should happen in mid to late November. Replacement of directory signs with reflective lettering continues for the third year. New signs delivered last week. The maintenance department is fabricating the frames for the signs and hanging them; a savings of \$2,000 - \$3,000. The maintenance staff is painting the outside of the Activities Center and will paint the Fitness Center and Lake Lodge as well. A tremendous savings as opposed to using a contractor. It is a credit to Marcus and his abilities and what he is able to teach the maintenance staff.

Maintenance Yard gas pumps replacement is done with the exception of a few minor details. We have been working with all the utility companies on the property to see if we can increase the level of communication and cooperation. We met with the Water and Sewer company; no planned rate increases for the immediate future. Will work with them on a number of issues down at the waste water treatment plant. Additional white pines will be planted along the road. We are looking to reduce the amount of debris that accumulates there. We have a successful relationship with NYSEG. They started a five-year project last year to replace infrastructure. Two condos were done last year, they expect to do three condos this year. The Brewster division of NYSEG is spending more money than any other NYSEG area in the state. When they are done here in Heritage Hills where they have committed millions of dollars, ultimately every unit will have the ability to be fed from at least two different feeds.

Activities – Christine Choka, Chair – Many activities planned for the fall. All of our activities are only for the residents of Heritage Hills and their guests. The Activities Office is in the process of updating their records.

Art Show - Jack Mattes, Chair - The Show is October 5 and 6. We have a rather large group of new artists. We have four scheduled demonstrations during the two days.

Budget/Finance – Bill Harden, Chair – October is our month for budgeting for the next year. We have a team of people getting started. The budget will be ready for approval some time in late October. Clubs who hire someone and pay them more than \$600 will need to supply that information to us.

Cable TV – Ed Goldfarb, Chair – Several met with Rick Morrissey and Anthony Cirienco to discuss several issues dealing with Comcast and the renewal of the Franchise Agreement due October 2020. Comcast has not provided status reports on the unit rewiring project after several requests. Firewalls were compromised when installing wiring in attics, the Supervisor has asked Comcast to inspect and validate

that the firewalls have been repaired to code. Comcast will also need to replace all of the defective pedestals throughout the property. Comcast is to contact each condo's property manager and president prior to sending contractors to dig up the grass areas to make wire/cable repairs. Comcast will be holding their annual technology fair on Wednesday, October 30 from 4:30 to 7:30 PM in the Heritage Room. If you agree to an upgrade, you might automatically agree to another two-year contract, read the fine print before signing.

Several met with a new provider on September 5, 2019, T-Vision which is a division of T-Mobile. A possible alternative for the residents, this is not cable TV. If you would like to see what they are offering to the general public, you can check out their web site tvision.com. They are working on a program for the Heritage Hills residents with better pricing, programming, senior or veteran discount and more. T-Vision will come to Heritage Hills to present their program when ready.

Communications – Annette Bensen, Chair – Clubs need to give updated information to the Activities Office. Once received, we can update the web site.

Community Affairs – Jack Mattes, Chair – Jack met with the Somers Pointe Golf Course owners regarding the future of the 9-hole course, the future is to be determined.

Fitness Center – Annette Bensen, Chair – Everything is going well. The roof replacement will create some noise but it will not disrupt the Fitness Center's use.

Health and Safety – Flo Brodley, Chair – 13 blood pressure screening were taken in September. 17 attended the CPR/Basic Life Support class. Flo then read a letter which the Health and Safety Committee sent to Dave Jacobsen thanking him, Cindy Jacobsen and Ben Bernard for their superior work teaching the CPR/Basic Life Support class.

The Dermatology Program will be held on September 25 at 12 PM in the Heritage Room. The Flu Clinic will be on Wednesday, October 2 from 9 AM to 1 PM at Lake Lodge. Somers police will collect unwanted and outdated medications as well as sharps. The Medicare Update is Wednesday, October 23 at 11:00 AM. Senior Law Day is on November 2 from 10:00 AM to 2:00 PM. This public-private partnership of Westchester County brings lawyers, consultants and financial experts to Heritage Hills.

Infrastructure – Bruce Prince, Chair – John Milligan gave all the updates, pay attention to him. Please be careful and drive slowly while the paving work is being done on the West Hill.

Landscaping – Christine Choka, Chair – The Committee met at the end of August and they talked about the fall plantings. They have a good plan and are trying to get them in the week of September 23. More daffodils will be planted at the main entrance. Cana lilies will be available at the Maintenance Yard on October 1 between 10:30 AM and 12:00 PM. Residents are welcome to get the tubers. Have a tarp in your car or something to hold the tubers which are large clumps of soil. Hopefully this will be an orderly pickup, first come, first served.

Library – Bruce Prince, Chair – 10 new best seller books are added to the Library every month. Wednesday night is Classic Movie night at 7:00. We are now offering our second Murder Mystery Dinner, "Death Takes a Cruise." This is about a murder on a paddle boat going down the Mississippi. This event will be held on November 8 at 6:00 PM in the Heritage Room. Up to 8 people at one table, all ticket requests need to be in one envelope when ordering your tickets.

Pools – No report.

Security – Dave Jacobsen, Head of Security – Dom Rubino thanked Dave for his 20 years of dedication and service at Heritage Hills and wished him another 20 years and the very best.

Medical calls – 67, security calls – 178, service calls – 84, maintenance calls – 3, accidents – 5, parking violations – 4. Total calls for the month 341, year-to-date, 2,748.

Town News – Bill Harden – Met with NYSEG, a group of people who are trying to provide service to us which hasn't happened in the past. They are asking for an increase of 23% in their delivery costs.

Delivery cost is about half of your bill. They will probably be getting approval for some sort of an increase, not necessarily 23%.

Transportation – Mark Packer, Chair - Two new bus drivers are in the process of being trained to learn Heritage Hills.

Dom Rubino asked for a Motion to close the meeting. Meeting adjourned at 4:00 PM.

Respectfully submitted by:

Mary Lou Martelli

Office Manager, Heritage Hills Society, LTD