

HERITAGE HILLS SOCIETY
Board of Directors
Meeting Minutes
November 18, 2019

The meeting commenced at 3:00 PM

Motions:

- To award the Financial Management contract to Heritage Management Services effective as of November 1, 2019, and remain in full force and effect for a term of three years until December 31, 2022. Heritage Hills Society will pay Heritage Management Services the sum of \$176,550.00 for Year 1, \$179,198.25 for Year 2 and \$180,990.23 for Year 3. Approved.
- To award the Property Management contract to Heritage Management Services effective as of January 1, 2020, and remain in full force and effect for a term of three years until December 31, 2022. Heritage Hills Society will pay Heritage Management Services the sum of \$149,265.00 for Year 1, \$151,503.98 for Year 2 and \$153,019.02 for Year 3. Approved.
- A motion to approve the 2020 budget for \$5,342,942 which is a 2.95% increase. Approved.

Dom Rubino opened the meeting thanking all in attendance or watching on TV. Dom reviewed a few prior questions. To clarify, every individual must use their own ID card to enter the Fitness Center and the pools.

We signed two three-year contracts with Heritage Management Services. This means John Milligan will continue to be our Property Manager and Mary Beth Ciarabella will continue to be our Financial Manager. We hired two new people, a full-time maintenance person, Colby Perigene and Marla Friedman for the Activities Office to work part-time, 20 hours a week.

Unit Owners Speak:

Bill Tegmier – 273B – Requested a speed bump between Lake Lodge and the Activities Center. The rest rooms in the Fitness Center should not be locked, if you are being attacked in there you can't get out without using your ID card. Too many pool rules, it makes the pools unenjoyable. Children gather at pool 3, they must eat at a table in the parking lot, this is dangerous. Bill thanked John Milligan for helping him.

Bruce Prince responded to questions/concerns for additional speed bumps. We will be adding two more sets of speed bumps next year. The locker rooms are used during the pool season at pool 1. The doors are locked so children do not enter the Fitness Center when using the restroom, a precaution because they could get hurt in the Fitness Center. Mr. Tegmier said it is winter time now, no one is using the pools. Bruce agreed and said they would look into the possibility of unlocking the locker room doors.

Ifay Chang – 589C – He rents out his unit, the tenant does not use the facilities here. Society will not allow Mr. Chang to use the facilities even though the tenant has declined to use all facilities at Heritage Hills.

Pat Ploss responded that both the By-Laws and the Rules and Regulations are very clear that the amenities are for residents. Mr. Chang feels it is unfair, he pays the Society fee and no one is using the amenities. Dom Rubino told Mr. Chang the rule will be looked at again. Jack Mattes interjected that the Society fees cover much more than the Fitness Center and the pools.

Susan Statkowski-Rivalsi – 807B – Snowbirds should know the Newsletters cannot be forwarded. You can read the Newsletter on line at the Heritage Hills web site. Bruce Prince interjected you can pay the postal service to have third class mail forwarded.

Dom Rubino asked for a Motion to award the three-year contract with Heritage Management Services as our Property Manager. Approved.

Dom Rubino asked for a Motion to award the three-year contract with Heritage Management Services as our Financial Manager. Approved.

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

Dom Rubino asked for a Motion to approve the Minutes of October 21, 2019. Approved.

Treasurer's Report – Bill Harden reported on the October financials. Cash on hand is \$718,204. Operating income of \$368,227. Operating income (net) \$54,730. We are still paying off our major projects. This month we paid \$245,342 which was mostly paving.

With tremendous assistance from John Milligan and Mary Beth Ciaramella, we put together the budget for 2020. We will have an income of \$5,342,942, the new rate is +2.95%. We were glad to keep it under 3%. There are three items in this budget which are estimates, the first one is Medical Benefits for employees. We have been negotiating and are close to a solution. The Westchester Properties Group contract is up in June. We have a good indication of where the negotiations will be. Insurance is a continual problem. Most of the insurance policies are up in March and most companies will not give you an estimate of your new cost until a month before policy renews. We have an estimate in the budget.

Dom Rubino asked for a Motion to approve the 2020 Budget of \$5,342,942. Approved.

Dom Rubino stated that our budget has over 105 categories. This budget is not dissimilar to large corporations or even our own home budgets. Most items we can do very little about, it's contracts with Westchester Properties, Security, HMS. These are fixed contracts we can do very little about. Major projects are a large part. We review our expenses every month. We look to see where we can save money. We now control the Transportation Budget. We dropped the Transportation budget from \$325,000 when it was with Alfredo to \$250,000 by taking on the Alfredo contract. Records are kept on the ridership. Two buses get virtually extremely little ridership. They are the last two bus pickups at Goldens Bridge, the 9:45 pm and the 10:45 pm pickups. In a period of a month, an average of only 17 people total have used those two buses. We estimated between a bus driver, wear and tear on the buses, repairs and depreciation, we are talking about between \$40,000 and \$45,000 a year for those two pickups

for one year or \$2,900 per person per year. We have reviewed this and decided, as a Board, after many discussions, to eliminate these two buses as of January 1, 2020.

Susan Statkowski-Rivalsi – 807B asked if the residents should vote on the bus schedule. Dom Rubino answered stating it is the responsibility of the Board.

John Milligan – Property Manager – People have been asking about a covered pool since 1996. None of the 5 pools were designed, constructed or intended for year-round use. The most cost-effective way to make a pool usable year-round is to use an inflatable structure. It is an air-supported fabric roof. Much goes into this besides the fabric roof. There is the up-front construction cost to do a covered pool and then, of course, the annual costs to run a covered pool, 7 days a week, 365 days a year. We chose pool one to look at the costs, heating the pool, heating the air under the bubble, a humidity control system, a walkway to get you from the pool to the bathrooms located in the fitness center, electrical work, HVAC work, permits, architectural engineering fees. All of these costs come in at about \$930,000 to construct a pool. Typically, you add in 10% contingency fee, so now you are a little over one million dollars to construct a covered pool at pool 1. More important than the up-front cost is the recurring costs to run a covered pool. Our budget to run all 5 pools for a 15-week pool season is \$340,000. The fabric roof only has a lifespan of 10-15 years, the chemicals would cost \$40,000 per year for this one pool. The annual cost to run one covered pool would be about \$316,000. This would represent a 6% increase over and above the 2.95% budget increase that Bill just mentioned. And that, of course, is a cost that would occur year after year.

Speed humps: The speed humps put up in condo 4 were experimental in nature. We know we have a speed problem here. They are made up of 36 pieces of rubber that are bolted to the road. The speed humps need to be removed for the snow plowing season. We put two sets of speed humps into the budget for next year. They will be made out of permanent asphalt that will not be damaged by snowplows. We have yet to determine where the additional speed humps will be installed.

Pickleball: Residents are requesting additional space to play pickleball. Room 3 at Lake Lodge has had the carpet removed and a hard surface floor was installed. Dance and exercise classes that were held in the gymnasium can now be held in Room 3 at Lake Lodge which will free up time in the gymnasium for pickleball.

NYSEG: Started replacing infrastructure last year in Heritage Hills. They have a 10-year plan and will be spending 75 million dollars in Heritage Hills. They have committed to improving the service here in Heritage Hills. Trees are being removed on Lovell Street and Butlerville Road. For 2020-2021, NYSEG'S focus will be on the East Hill.

Heritage Water and Sewer Company: They dump their debris near the main entrance to Heritage Hills. We will allow them to use some space up in our Maintenance Yard to both dump debris from water main breaks, and stockpile materials to backfill.

Fitness Center roof: It will get underway this week.

Culvert: Work should begin around December 1.

Activities – Christine Choka, Chair – Toys for Tots will be held on December 7 at 1:00 pm. Santa will be there. The Marines will pick up the toys and they will be given to children in need. All are welcome to attend. We will have a photoshop presentation on December 6 at 2:00 pm. The tech help day will be on December 14 from 1 – 3:00 pm. Somers high school students are paired with residents to help them work on their tech problems. You can get more information from the Activities Office. Any equipment you bring must be charged.

The Activities Office is trying to update their records for all clubs. Please respond to the form you received in the mail.

Cable TV – Ed Goldfarb, Chair – This Thursday, there is going to be a combined meeting of Society, Council of Condos, the Town and Comcast. The priority of the meeting is that Comcast would love to have another 10-year agreement with the Town. The committee has put together 15 to 17 issues we would like to have Comcast address before the Town signs another 10-year agreement. The STARZ programs will be replaced with EPIX on December 12, 2019.

Communications – Annette Bensen, Chair – Anything to do with streaming has to be looked at very carefully because we have to be sure the streaming only goes for people who are residents and who have signed into the site. It will not be a separate site that you can sign into. We will have one person from each condo sit with Andrew to learn how to update their site.

Community Affairs – Jack Mattes, Chair – Last month I spoke of the Sr. Citizen Hall of Fame for Westchester County and the fact that Heritage Hills has three residents who are being inducted this year on December 6. Shortly thereafter it became four residents; Arthur Salzman, Terry Clifford, Lawrence Kaufman and Marilyn Kaufman.

Fitness Center – Annette Bensen, Chair – The roof repair will start this week. You may hear some noise. Please remove your street shoes before you enter the Fitness Center to protect the equipment. The BMI clinic has been a success, call the Fitness Center if you would like to have it done. Some residents are too loud, please do not talk over the equipment. We have over 200 people enter the Fitness Center daily.

Health and Safety – Flo Brodley, Chair – 10 blood pressure screenings were taken in November by nurse Ellie Eidam. Just so you know, this dedicated lady was a 2018 recipient of Westchester County's Senior Hall of Fame.

Our programming for 2019 concluded after 13 events. We wish everyone a joyous holiday season and a Happy and Healthy New Year.

Infrastructure – Bruce Prince, Chair – No water main breaks, no environmental problems, all good news. It is important that nobody touches the thermostats in the buildings. Maintenance is in the Activities Center and you can ask Security if you are uncomfortable in the Fitness Center to contact Maintenance.

Library – Bruce Prince, Chair – New books every month. Wednesday night movies will end this month and probably start up again in March. The Sunday Matinee will begin again in December. Toys

for Tots is December 7. Please attend and bring your children and grandchildren. Many of the donated toys are from the Heritage Hills Woodshop.

Landscaping – Christine Choka, Chair – The committee will be meeting this Thursday to evaluate the fall plantings. We will be thinking ahead about the summer plantings and special projects around Heritage Hills. The daffodils will be planted as soon as the mums come out, the white lights on the trees will be lit around Thanksgiving and throughout the holiday season. A thanks to Karl Milde who has written several articles in the Heritage Newsletter about the canna lily and how to take care of them.

Town News – Bill Harden – The sidewalk to the Middle School is not complete, they did not build the bridge. You can walk to the Saw Mill Creek but not go over it. The bridge is being fabricated and the date of the bridge arriving is not known. Bruce Prince interjected that the New York City DEP is proposing to the Town of Somers to take down the Plum Brook Bridge and the Deans Bridge. This will happen in a year or so and they are planning to replace these bridges. All done by the City of New York and not the Town of Somers.

Transportation – Mark Packer – Thanked Dom for explaining the changes to the late bus runs.

Security – John Milligan reporting for Dave Jacobsen, Head of Security – Medical calls – 56, security calls – 143, service calls – 53, maintenance calls – 0, accidents – 2, parking violations – 5, lift assists – 37, lockouts – 8, welfare checks - 8. Total calls for the month - 259, year to date – 3,344. A couple of editorial comments; it is a security office; they want to prioritize medical and emergency calls. So please don't call the Security office to find out when the post office opens or if Fratelli's delivers. I hate to think an emergency call is on hold because they are telling someone when the post office opens. Secondly, I mentioned that the speed humps are being taken out in condo 4. I do feel bad for all the dog walkers and everyone who has walked along the road has felt relatively safe for a few months. Please keep in mind the speed limit is 30 mph, everywhere on the property. Bruce Prince asked if the Security vehicles will be moved to behind the Activities Center. John Milligan responded yes; it will free up a few spaces in the parking lot.

Dom Rubino thanked all who attended the meeting, Andrew, Mike and Nick for the audio and visual at each meeting. Dom wished everyone a happy and safe Thanksgiving.

Respectfully submitted by:

Mary Lou Martelli

Office Manager, Heritage Hills Society, LTD