

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

The meeting commenced at 1:30 PM

Motions:

- To approve the purchase of video cameras and GPS tracking system from Provision Solutions for all three busses at a cost of \$7,491.00 with a monthly monitoring fee of \$35.00 per month, per bus. Approved.
- To adopt revision to Employee Handbook. Approved.

Dom Rubino opened the meeting thanking all who attended or who are watching the meeting on TV. Some changes have been made to the meeting schedules.

Unit Owners Speak:

Muriel Glanzberg – 162B – Muriel spoke of the two late-night bus runs being cancelled. Her brother takes the late bus and is requesting reimbursement for a taxi or Uber service.

Dom Rubino responded that the announcement to the community of Heritage Hills canceling the last two bus runs was made at the last meeting. The reasons for making this change were covered at that meeting. The last two bus runs only came into effect 10-12 years ago. Prior to that, we had Al's Taxi service. Unfortunately, it became simple for people to call Al's Taxi on the weekend and Society paid for this service. It did not work. We did a study on budget item expenses to see what is the best money spent for the entire community. We found that less than 17 people per month are taking the 9:45 and 10:45 PM busses. We found that the bus came home empty more nights than when it came back with 1 or 2 people. It cost \$50,000 per year to do these two bus runs. It is our fiduciary responsibility to use our money for the best of the community. We did not see spending \$40,000 - \$50,000 to bring home 17 people a month, not always the same 17 people, most of the time the bus is empty. Muriel once again asked for a taxi service or Uber to transport the residents. Bruce Prince interjected we tried a taxi service years ago; it didn't work out. We will not pay for a taxi or Uber, that is up to the unit owner. Pat Ploss also mentioned there are metered parking spaces at Katonah.

Barbara Judge – 41B – Spoke about her water being cut off on Sunday and the many avenues she tried to find out what was going on. Security did tell her there was a water main break. Her question was why didn't anyone notify her that the water main was being worked on. John Milligan informed Barbara that Security would know if there was a water main break and where they would have to turn off the water. Contacting people in the middle of the night to inform of a water problem is difficult. The water company is actually responsible to inform residents of a problem.

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

Dom Rubino asked for a Motion to approve the Minutes of the November meeting. Approved.

Treasurer's Report – Bill Harden reported on the November financials. Cash on hand \$789,487, income - \$433,430, expenses – \$354,432. Net income - \$78,998. We will receive a number of bills in December.

John Milligan – Property Manager – The flat roof on the Fitness Center was replaced. We have a 12-year Workmanship warranty and a 20-year warranty on material. The culvert panel replacement project at the 3-way stop is just about complete, perhaps one more good weather day and it will be completed with landscape restoration to happen in the spring. We will be installing video cameras on all three busses. We can record the videos, monitor the videos via cell phones, GPS tracking ability. Videos will be helpful should we have any accidents or incidents. Three cameras on each bus. The company selected after reviewing different vendors is Provision Solutions. Total cost for three cameras on each of our three busses, including installation, is \$7,491.00. A \$35.00 per month, per bus monitoring fee is applicable which will also give us the GPS tracking. Dom Rubino requested a Motion to approve the purchase of the cameras with GPS tracking for all three busses at a cost of \$7,491.00 with a monthly monitoring fee of \$35 per month, per bus. Approved.

In mid-November, an application was submitted to the Public Service Commission for the sale of Heritage Hills Water Works and Heritage Hills Sewer Works to an entity called SUEZ New York. SUEZ New York is a subsidiary of SUEZ North America which is a much larger company that services 8 million people in North America and Canada. The parent company is a French company called SUEZ, they are global in scope, they do projects in every continent on the globe. The sale has to be approved by the Public Service Commission, it is at least a 9-month process for approval, possibly more than a year. This is a good development for Heritage Hills, SUEZ is a huge company with access to a vast amount of resources. Ultimately, we will have a more efficient and more effective company if this sale gets approved. In the meantime, we will still be working with Heritage Hills Water Works and Heritage Hills Sewer Works. The Board has been working with them for quite some time on a few issues, one of which is to allow them to put debris from water main breaks temporarily in the Maintenance Yard as opposed to next to the water treatment and garden area which is our main entrance into Heritage Hills. They have also agreed to provide us with some maintenance records.

Activities – Christine Choka, Chair – It's the middle of December and lots of parties going on. Toys for Tots was a huge success this year. Santa was there, we had entertainment, many residents came with their children and grandchildren, the nutmeg boys were there providing liquid refreshments. There were cookies and candy. Three Marines attended with two recruits. It was a wonderful time and we appreciate all the work that went into this event. We have two new groups; a book discussion group called the Easy Reading Book Discussion Group and they would like to meet once a month. They would like to read historical fiction and mysteries. You can get information on this group from the Activities Office. Another group that is starting now is At Home in Heritage Hills. These are the same people as At Home in Somers, they will work in Heritage Hills providing tech help days. They will be getting together monthly, some months for tech help, other months to swap stories with the children in the Middle School and also to listen to music on other months. If you are interested in this group you can contact the Activities Office. The Concert Society is looking for new members. If you join the Concert Society before the end of this year, you will receive a free ticket for a guest to attend any one of their concerts in 2020.

Cable TV – Gloria Anderson – The Society and the Council of Condos have formed a joint committee called the Comcast Committee to work on issues dealing with Comcast, mainly construction-related things and also to help negotiate the Franchise Agreement that will be signed within the next year between the Town of Somers and Comcast. We met with Supervisor Morrissey and Councilman Serico and two representatives of Comcast. Comcast agreed that in the future whenever they plan to dig, they will contact the Property Manager who will then let the president of the condo know, who will let the people of that condo know that digging is going to take place. Comcast will enforce the policy that all sub-contractors that work in Heritage Hills will have their name on the truck that will also say authorized to do work for Comcast. Each man is required to wear a photo ID badge at their waist.

Ed Goldfarb mentioned we asked Comcast to pay for the replacement video equipment, our equipment is about 10 years old and repaired many times. This was part of the Franchise Agreement back in 2010. We submitted an estimate of \$12,000 plus tax and freight. We are waiting to hear back from Comcast.

Infrastructure – Bruce Prince, Chair – Most of the digging on the West Hill is NYSEG. They will be working here throughout the winter. They have a 10-year program. We are in constant communications with NYSEG.

Landscaping – Christine Choka, Chair – Nothing but icicles!

Patricia Ploss – Employee Handbook – Society has 19 employees. The reason for the revision to the Employee Handbook is due to regulations passed by NY State involving sexual harassment. It went from a 6 – 8 paragraph statement in our Employee Handbook to an 8-page statement. Patricia thanked her committee; Bob Ettinger, Bob Lundry and Annette Bensen for working on this revision. Dom Rubino asked for a Motion to adopt the revisions to the Employee Handbook. Approved. Patricia mentioned Society will be working on the Rules and Regulations in 2020,

Library – Bruce Prince, Chair – A recap of 2019: We have approximately 500 people who have been taking out books. We have added 367 books this year, which includes donated books. We have 15 magazine subscriptions; you can read the magazines in the library. We showed 31 movies, with an attendance of 12 to 18 people per movie. The cost to show the 31 movies to more than 300 people was \$75. We started the Sunday Matinee, the last one was Kinky Boots. The next matinee will be either January 12 or January 19, pay attention to the e-mail blasts. We appreciate all those participating and all the volunteers who help people in the library. Patricia Ploss mentioned Larry Daitch had a vision for the revamping of the library and Larry deserves a standing ovation for all the good work he did to renovate the library, it has absolutely changed it.

Town News – Bill Harden – Rick Morrissey, our Supervisor and the entire Town Board sent wishes for Happy Holidays. Oscars Restaurant had a problem with equipment in the kitchen. They are now waiting for Town approval on their commercial kitchen which should happen very soon.

John Milligan spoke about the shuttle bus service. All busses have retractable seatbelts. Within the last two months, we had two incidents where residents fell out of their seats, fortunately, neither person was injured. We have signs on the bus to use the seatbelts. Just as you use the seatbelt in your car, use the seatbelt on the bus. In regards to snowstorms and the bus service, call security, they will know if the busses are running. If we have a forecast that makes it logical to cancel the busses or have delays, we will send an e-mail blast out the previous day. You can also listen to WHUD which is 100.7fm.

In regards to the cancellation of the last two bus runs, this is something that has been discussed for months. Last month the Board presented a budget of 5.3 million dollars, which pretty much means we will spend 5.3 million dollars. There were at least 10 or 12 days a month out of 20 where our bus drivers sat around for two hours and picked up nobody. The Board looks at many ways to save money. Now that we own the Maintenance Yard, we save \$50,000 a year by running the busses ourselves. The LED street lights save tens of thousands of dollars a year in electrical and maintenance costs. The Heritage Room renovations include LED lighting, the new air conditioner on the roof has improved distribution, we did spray foam insulation in Lake Lodge and the Fitness Center to reduce heating costs. We are constantly taking a look at ways to save money. It takes a lot of money to run this place. This was part of the process to cancel the last two busses. It is a continuing effort to save money, 12 months a year. The last two bus runs were part of a cost analysis of everything on the property.

Security – Dave Jacobsen, Head of Security – Medical calls – 67, security calls – 178, service calls – 84, maintenance calls – 2, accidents – 5, parking violations – 4. A total of 340 calls for the month, 3,684 year-to-date. When you call 911 say your unit number - Heritage Hills.

Dom Rubino mentioned this is the last meeting of the year and thanked everyone for their time and talent. We will not have a meeting in January, we will be back on February 13, our first evening meeting at 7:30 PM.

Meeting adjourned at 2:32 PM.

Respectfully submitted by:

Mary Lou Martelli

Office Manager, Heritage Hills Society, LTD