

HERITAGE HILLS SOCIETY
Board of Directors
Meeting Minutes
February 13, 2020

The meeting commenced at 7:30 PM

Motions:

- Motion to purchase a bus from School Lines Incorporated for \$71,500 less \$9,500 trade-in value on the bus we are trading in, which brings the cost of the new bus to \$62,000.00. Approved.

Dom Rubino opened the meeting thanking all who attended or who were watching the meeting on TV. Dom mentioned how gorgeous the flower arrangements always are in the Activities Center and thanked Wendy Podell and her committee for the beautiful flowers. Dom is asked many times why can't Society do anything about Comcast. We cannot help you with your scheduling or bill. That is an agreement between yourselves and Comcast. Kristin Parker from Comcast is here the 1st Wednesday of every month from 11:30 to 1:30 PM. Kristin can help you with questions on your bill or service.

Unit Owners Speak:

Terry Clifford – 642C – Terry spoke on the behalf of the Weight Watchers group. If they do not have a minimum of 15 attendees, Weight Watchers will cancel the Heritage Hills workplace this Friday and not renew it. Terry explained the teachings of Weight Watchers.

Jan Thornley – 495C – Jan is representing the Tennis Committee as president and requesting tennis court 5 be resurfaced. This is an old turf court that is wearing down. Is there money in the budget for a new turf court at court 5? The tennis committee is in favor of a turf court because the rubberized courts are more difficult to play on, a lack of flexibility and your feet get stuck on the court.

Dom Rubino responded to the request. A bid request has been sent out for reconditioning of the courts. Court 5 will be a multi-purpose court; we are resurfacing one of the courts.

Barry Moskowitz – 880A – Speaking for the residents who play pickleball. Barry thanked the Board for the protective padding on the walls in the gymnasium. Barry spoke of the need for additional pickleball courts to accommodate the many people who play this very popular sport. Dom responded that pickleball has now surpassed bocce, we have about 140 people playing pickleball and it is growing. We are looking at tennis court 5 to make it a dual court to accommodate pickleball. We have opened up more hours in the gym to pickleball and are taking steps to get more facilities for the people who play pickleball.

Tom O'Connell – 323B – Tom is a certified pickleball instructor and he will give free pickleball lessons. You can fit 3 pickleball courts on a tennis court. It takes 10 minutes to put up the nets. Tom said people get discouraged waiting to play and go home. We need more courts. Many towns have pickleball courts on the tennis courts.

In attendance: Gloria Anderson, Gene Archer, Annette Bensen, Bob Ettinger, Ed Goldfarb, Bill Harden, Jack Mattes, Mark Packer, Patricia Ploss, Dom Rubino, Deica Ruiz, Richard Tortorella. Christine Choka,

Bob Lundry and Bruce Prince were absent. Dave Jacobsen, Prosegur Services Security Site Supervisor was also in attendance.

Dom Rubino asked for a Motion to approve the December Minutes. Approved.

Activities – Annette Bensen spoke for Christine Choka – We are working on the card system for the Fitness Center. People have cards who are not residents. We are tending to this problem.

Treasurer’s Report – Bill Harden – We had a good month in January. Income was \$444,356, expenses were \$354,440 with a surplus of \$89,000. January is not a month where we are paying a lot of bills. We will be paying more bills in February. It shows that our budget is probably good for the year.

Cable TV – Gloria Anderson – Gloria gave a recap of the Franchise Committee’s meeting with town officials this past November. Comcast pays the town a Franchise Fee which is calculated at 5% of Comcast’s gross annual revenue from the cable TV portion only of subscriber’s monthly bills. The Federal Cable Act authorizes cable providers to collect from customers the full amount of the Franchise fee that they pay to local government. Your Comcast monthly bill includes a Franchise Fee of somewhere around \$6 a month, depending on what package you have. The purpose of a Franchise Fee is to compensate a town for using the public rights of way and easements. In our case, it is not town roads or rights of way that are being used by Comcast, the roads within Heritage Hills are private. This past Monday Gene Archer and Gloria met with Supervisor Rick Morrissey and Councilman Anthony Cirieco and argued that the town should share a portion of that 5% fee that it receives with Heritage Hills Society. We had many good arguments but the town had many as well and ultimately, we were not successful to move the town to share any of that 5% with us. The town agreed that we should receive free basic cable TV service at the Activities Center, Fitness Center, Lake Lodge, and the Maintenance Yard even though pursuant to an August 2019 FCC ruling, the value of those services Heritage Hills will receive will be deducted from the town’s 5% Franchise Fee going forward. We expect to receive a Draft Agreement from Comcast in the next month or so and our negotiations will continue. Before the town signs an agreement with Comcast, they will hold a public hearing, probably here in the Heritage Room.

Communications – Annette Bensen, Chair – The web site is so viable. All committees and activities, new books, all books in the library are listed on the web site. Please contact the Activity Office if you are having difficulty getting on the web site – hhsociety.org. You will be given a password. Channel 12 is also a great source of information for committees and clubs to communicate with the residents. Contact the Activity Office if you would like to post information on channel 12. We will be meeting with the Tennis Committee to discuss the reservation system.

Community Affairs – Jack Mattes, Chair – The Heritage Water and Sewer Company is being sold to SUEZ, once approved by the Public Service Commission. They have an office in the Hudson Valley area. SUEZ Water services and owns many of the water plants and sewage treatment plants in nearby communities. They are also part of a worldwide company based in Paris, known as SUEZ Environmental. It looks favorable that the gardens located at the plant site will remain.

Census 2020 – mandated by the Federal Government since the time of George Washington. It is critical you participate once you receive the form. Envelopes from the Census Bureau will be addressed to unit numbers, you name will not be on the envelope. Use the code in the enclosure to complete your form on

line. No personal information will be asked of you. Four presentations will be offered at Heritage Hills. Help sessions will be offered at Heritage Hills to help you file your form.

Fitness Center – Annette Bensen, Chair – We have an exceptional Fitness Center and two wonderful people running it. During bad weather, please change your shoes prior to working out on the equipment. Please respect the equipment and each other.

Dom Rubino mentioned many Committee chairs are away and we will not hear from them this month.

Rules and Regulations, Patricia Ploss, Chair – The Rules and Regulations for Heritage Hills Society were last updated in 2013. The committee, Annette Bensen, Bob Lundry and Bob Ettinger and Patricia Ploss have been through the documents a few times and have a meeting planned on Tuesday and will report back at the next meeting.

Library – Deica Ruiz speaking for Bruce Prince – We obtain 20 books a month, 10 of those are new purchases. We have 1,800 books in inventory. The web site has all books listed. The library has 15 magazine subscriptions. We have a section of Heritage Hills authors. All Heritage Hills residents are welcome to borrow books, read magazines, join a scrabble game, work on the puzzle. It is a cozy and inviting place, please come in. Matinees on certain Sundays during the winter months. This Sunday we will be showing the first Three Tenors concert, Domingo, Carreras, and Pavarotti.

Security – Dave Jacobsen, Security Site Supervisor – January report: Medical calls – 67, security calls – 113, service calls – 55, maintenance calls – 0, accidents – 0, parking violations – 8. A total of 243 calls for the month. We had two cars rummaged through and a computer taken from one of them. These cars were left unlocked. Please remember to lock your cars. Dom Rubino mentioned we will be moving the security parking to the rear of the building which will open up a few more parking spaces.

Town News - Bill Harden spoke about the Town Planning Board closely watching the Town of Carmel and Centennial Golf Club. Centennial has requested to change the zoning from three-acre zoning to one-acre zoning so they can build houses on one of the 9-hole golf courses.

Bill mentioned we purchase a new bus every year, we rotate the three buses. We are buying the same bus which is built on a General Motors framework from School Lines, Incorporated. We are paying the same price we paid last year and will receive the same trade-in value as last year on the bus we will trade-in this year. Bill made a Motion to purchase a bus from School Lines Inc. for \$71,500 less \$9,500 trade-in value on the bus we are trading in, which brings the cost of the new bus to \$62,000.00. Approved. Bill advised we are installing two security cameras on each bus. This will give us a much better reporting capability in the future.

Dom Rubino reported on operations and maintenance. We are putting in new wood strips on the bocce courts. All work is done by our maintenance staff. At the Maintenance Yard, we are replacing a garage door and finally, the Town signed off on the gas pump installation. The upper lot owned by Somers Pointe has been used by Heritage Hills Society, mostly in the summer. The property line goes right through the steps, Somers Pointe owns the top half of the steps and Heritage Hills Society owns the bottom half of the steps. The steps need repair. We will be paying for this work. A catch basin near Condo 27 needs major repairs. We have put in new guard rails around Pond View. We are installing new blinds at Lake Lodge. We have all new chrome garbage containers in the buildings. All the cameras in

the Activity Center went out with the winter electrical storm. Replacement of the cameras cost \$6,200, we are being reimbursed by our insurance company, we have a \$3,000 deductible. We will be ordering new pool furniture for pool one, we finally got the OK to make infrastructure repairs at pool 2. All the plumbing work will be done. All pool awnings are being cleaned. We are still having problems with the lift station in condo 23, we have had a number of meetings with Heritage Water and Sewer and hope this finally gets corrected. We had another water main break out front at the Activities Center. This time they repaired the entire 20'. NYSEG is working full scale and finishing up at condo 2 and will then move on to condo 3. NYSEG intends to spend close to five million dollars here in Heritage Hills in 2020.

There have been a number of concerns with residents, some dealing with speed tables, some are in favor of speed tables, some are not. We have done extensive studies on the speed tables needed. They are here to stay; they do the job. Someone talked about the geese on the property. They are a protected species; they do gather by the gardens and ponds. Hiring a company to chase them doesn't work, they return.

We are saving a good deal of money since we canceled the last two bus runs every night. Only 17 people used these runs over a three-month period. We will not cut any other buses from our runs and schedules. The schedules are working well.

Tom O'Connell – 323B asked when the multi-purpose court will be done. Dom responded we are working on the plans and he will be discussing this with the committee and John Milligan upon his return from vacation.

Elizabeth Pearl – 132B asked how many riders are on the 5:00 and 5:30 AM shuttle. Dom said we would have to look at the reports to respond. The early buses are very busy, they will not be discontinued.

A Motion to adjourn. Meeting adjourned at 8:27 PM.

Respectfully submitted by:

Mary Lou Martelli

Office Manager, Heritage Hills Society, LTD