

**MINUTES OF CONDO 16 BOARD MEETING
NOVEMBER 17, 2021 – Activities Center; Game Room 4 PM**

Insurance Agent supplied renewal one week before the deadline. Leaving us minimal time for review.

-4 PM: Roll call of the Board – Regina Tripodi

Janice Barning

Donna Nevin

Karen Jahn

Pam Prisco

Sandy Brinkman

Tom Guida

Rich Rubin

Ed Goldfarb

(note Yogi Santo Donato away)

-Motion to approve the minutes of the September 21, 2021 meeting:

Donna Nevin approve

Tom Guida second

All in favor -

Janice Barning abstained

-Ed Goldfarb – address the insurance if a decision can be made Karen Jahn has arranged for the agent

Call with Jason (Levitt Furst) 4:05 PM:

Jason reviewed various umbrella options:

Umbrella Liability Insurance extra liability coverage for over the top of the two policies the condo has:

General Liability

Package insurance policy of Greater NY (GNY)

Bodily Injury and Property Damage

Option A – coverage of 40 million

Option B – coverage of 25 million

Final Vote on Umbrella Policy Coverage:

40 Million of Coverage – Tom, Sandy, Pam, Donna, Janice

25 Million of Coverage – Rich

D&O insurance vote – Continental policy all in favor

Janice to put together committee Start shopping brokers ; need to find an insurance broker large enough to compete with Levitt Fuirst

REPORTS OF OFFICERS AND COMMITTEES

Treasurer's Report – Pam Prisco (as of October 31, 2021)

\$1,700 invoice clarification regarding Cedar Ridge. Explanation to Rich how Accounts Payables work i.e. an aggregate check is processed to a Vendor which will reflect that the check will list the invoice numbers for check notation.

10/31/21 operating acct \$59,140.69

11/15/21 \$35,002.70

Reserve acct \$441,179.15

Shingle Roof SubFund \$66,216.55

Blacktop Road Subfund \$62,000

Bluestone Fund \$6,250

Grand Total 575,645.70

Unit Owner in Arrears \$4,042.64

Due to expenses the deposits to Sterling MMA are currently suspended and the three subfunds for Oct Nov December.

At organizational meeting the treasurer report was read in response to Anna Keri - note: these have been inserted into minutes and included at the end of the minutes report.

Property Manager HMS & Variances (if any)- Karen

Unit Owner in arrear of \$4,479.67

Unit Owner Attorney did in fact reach out regarding payments

Vote from board to pursue collection:

All in favor of collections

Unanimous

Attorney will need statement of current account – the law office (attorney Ryan P Kaupelis) to contact Heritage Hills Society regarding last known zero balance regarding Unit Owner in arrears.

Landscaping-Yogi Santo-Donato (Yogi currently away, email report for reading)

Except for a tree removal from the front of Unit 478D, there are no landscape items which need the attention of the Committee at this time.

Leaf cleanup and removal have been continuing more efficiently and effectively each week, even with the volume of leaves increasing.

Timber Ridge will begin to prepare for their winter duties after Thanksgiving. Guide posts will be installed and buckets of sand placed near mailboxes and trash/recycling bins.

A record amount of snow was handled beautifully last year. I am confident of a repeat performance this winter, hopefully with a lot less snow.

Janice : 478D removal of dead plant in front of unit - Regina Tripodi sent Yogi email to address this issue immediately.

Donna – noted during maintenance committee walkaround that shrubs are not trimmed away from the building as they should be. Donna to email Yogi regarding this.

NOTATION FROM ED – 477C is on the market.

Maintenance – Donna Nevin

Friday – one month since the election; still in the learning process. Karen/Ed are helping. No money currently as we are over budget.

Plan for 2022:

Maintenance plans for 2022? What is in the game plan.

475 Cluster is in the Roof /Wood/Paint Plan for 2022 ; currently up for bid for 2022.

Listing of Condo 16 Roofs of what has been done

Regina to check the box for roofing plan that had already been completed

Karen make a note that all flats were done prior to 2021 by David St Lawrence roofing - Yogi has a spreadsheet on it.

David St Lawrence roofing stopped due to insurance restriction

2021 MCAS Roofing did the flat roofs in Cluster 472-474

Janice – where is the requirement of the scaffolding insurance

Review of HMS contract -

- (8) Arrange to have monthly inspections of common elements
- (9) Prepare recommendations for preventative maintenance programs this service includes the proposal of and final inspection prior to payment. This follow up is

- Karen to be involved going forward
- Several property management services are not being provided as per Schedule C.
- Karen Jahn noted – previous board would not allow noted services in contract. Residents would contact Maintenance Chairperson directly and bypass Heritage Management Services. (HMS)

Karen - Interested transaction letter must be signed by end of year ; board members signed during meeting.

Bins done with Pistons ; maintenance of bins
 8 new bins planned for 2022
 Plenty just need maintenance older bins that could be saved
 Donna to take care of bins that are salvageable

Donna working with new sanitation crew
 Leaf removal from gutter guards

President Notes: Ed Goldfarb:
 Job tasks assigned:

President's Report -Ed Goldfarb
 Sandy Brinkman – Council Rep
 Tom Guida – Variance Chair
 Regina Tripodi – Secretary / Newsletter Editor ;
 Janice Barning – Cluster Captain Co-ordinator, Website Admin, Insurance

Linda Zazza – cluster captain / Alberta is the current – Janice to ask them to split cluster.

UNFINISHED BUSINESS

- Signed Commitment to Good Service from a board member Richard Rubin
- Open Board Jobs
- Zoom meeting second week of December for review of restated bylaws with attorney and board members.

NEW BUSINESS

Scheduling of meetings for 2022
Newsletter management

ED / sidebar meeting regarding Rubin lawsuit ; board requested Richard step out at this time

ADJOURN MEETING

NEXT MEETING WILL BE HELD March 2022 – date/location TBD dependent upon Andrew's scheduling of rooms.

Treasurer's Report – Board Meeting November 17, 2021

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That concludes the Treasurer's Report for November 17, 2021.

Pamela Prisco, Unit Owner, 474A and 474B and Treasurer of Condo 16
Response to Anna Keri's email of October 25, 2021 and her attached
spreadsheets:

Ms. Keri states in the third paragraph of her email, and I quote, " Of particular interest and disgust is the \$17,394 spent on interior renovations for 474 A & B within a 12-month period. Shocking."

The 1st entry on her spreadsheet is June 3, 2019 referencing Check No. 587 paid to Cedar Ridge for a 50% deposit for 474 A & B trusses in the amount of \$5,250. For those of you who may not know, a truss is a framework of rafters, posts and struts supporting a roof bridge. As evidenced by the attached photo (one of the multiple truss displacements and plate failures), there was in both units 474 A and 474B multiple truss displacements and gusset plate failures - structural damage which required a inspection by the Town of Somers Building Department, applying for a permit and an architect drawing plans for the structural retrofit and repair to existing roof trusses followed by another inspection by the Town of Somers Building Department after all repairs were made before issuing a Certificate of Compliance Clearly, not "interior renovations" as reported in Ms. Keri's email.

Because the style structure of the unit could be a factor in the displacement problem, the Board voted, as reported in the May 21, 2019 Minutes, to inspect the other 8 units of this type (Fairview) in Condo 16. The inspection was performed with no other units having this problem.

The 2nd entry on the spreadsheet refers to the \$5,250 balance due on the truss repair as paid by Check No. 656 dated November 15, 2019.

The 3rd and 4th entries on the spreadsheet refer to the ceiling jack-ups in both units 474A and 474B. The repairs totaled \$4,551.74 paid under Check Nos. 667 and 711. In the 4th entry, Ms. Keri, in error, included the amount of \$81.28 in the amount attributed to Units 474A and 474B. The amount of \$81.28 was for repairs in Unit 467A. The ceiling jack-ups were necessary as a result of the structural damage with the trusses.

In her 5th entry, Ms. Keri reversed her numbers in reporting a water line repair for Unit 474A in June of 2020. The correct amount paid to Bucchieri Plumbing was \$2,226.02 and not \$2,262.00 as she reported.

Of the \$17,394 Ms. Keri reported (which in fact the correct total is \$17,277.76), \$15,051.74 was attributed to the structural damage to Units 474A and 474B which if not repaired, could have led to the collapse of the roof, and not "interior renovations."

In Ms. Keri's email, she states, and I quote "I guess their \$17,000 Blue Stone steps in 2016 wasn't enough for them.". The \$17,770.56 cost of the Blue Stone steps in 2016 was the total for 10 units, not 2 units, in Cluster 472-474.

She further states, and I quote, "This year, the exterior of 474 A & B had woodwork and painting performed by Cedar Ridge even though other units a rotting." As every unit owner knows, it has been the established practice for major projects, such as woodwork and painting which affect the entire Condo, to begin at Unit 448 and to proceed numerically upward on a yearly basis. The year 2021 was the designated year for the woodwork and painting project to be done in Cluster 472-474 - a 10 unit cluster, not just Units 474A and 474B.

Ms. Keri's email and her spreadsheet are another distortion and disinformation of the verifiable facts and the truth.

With regard to Ms. Keri's spreadsheet for Howard Green:

On Ms. Keri's 2nd and 3rd entries, she notes Check Nos. 629 and 636 payable to SavATree in the amounts of \$223.25 and \$232.25. Check No. 629 was in fact voided and the correct amount payable under Check No. 636 was \$223.25, not \$232.25 as she reported. It was to reduce the maple tree at Unit 454B.

The only other entries on the spreadsheet of 11 entries that applied to Howard Green's unit were the 7th and 8th entries. The 7th entry was for a window sill repair for \$86.70 and spraying the shingles for \$81.28 both paid under Check No. 728 to Cedar Ridge. However, Ms. Keri's entry was incomplete as she only noted the "454B window" and reported that cost as \$167.98. The 8th entry was \$1,200 for "steps 454B." Check No 742 was in fact issued to Mancone to repair the cracks in the concrete steps at Unit 454B.

What is most reprehensible and dishonest is Ms. Keri's statement at the top of the Howard Green spreadsheet that "HOWARD GREEN HAD HIS PATIO REDONE AND RETAINING WALL BUILT PAID FOR BY CONDO 16 OPERATING FUNDS."

Ms. Keri's 11th entry is dated March 1, 2021 and her description is "retaining wall and patio project for \$10,000?" (with a question mark) Howard Green did redo his patio and had a privacy wall built - AT HIS PERSONAL COST - NOT ONE CENT WAS EXPENDED FROM CONDO 16 FUNDS.

A unit owner should not be allowed to review the Condo 16 books and records if it is going to result in spreading defaming and libelous disinformation and untruths that maliciously damages a person's and a Condo's reputation.

Attachments: Copy of Anna Keri email of October 25, 2021 and two spreadsheets
Copy of May 21, 2019 Board Minutes
Photo of truss displacement



From: ANNA KERI annaker1463@comcast.net
 Subject: Follow up to Rotted Vents - Condo 16 Books
 Date: October 25, 2021 at 4:08 PM
 To: Ed Goldfarb ewg1941@gmail.com, Joe Prisco happytune@comcast.net, rkaupelis@sbjlaw.com, Karen kjahn@heritagemanage.com
 Cc: Donna Nevin dpinevin@comcast.net, jbarnling@comcast.net, Tom Gulda guldatj@hotmail.com, Regina Tripodi gigli0302@gmail.com, Yogi Santa-Donato ysantadonato@gmail.com

Follow up – I was permitted to see the books of receipts and expenditures in December 2020. I made handwritten copies for all of 2019 to 9/2020, before I filed the Small Claims case against the Board for failure to fulfill their fiduciary duty. I will address the books of receipts in a subsequent email.

As was the case in 2018, the books and receipts are in complete disarray. Large checks over \$10,000 were cut to Cedar Ridge with multiple unrelated items for multiple units. A rough estimate of how much we paid to Cedar Ridge in 1.5 years is \$180,000.

Of particular interest and disgust is the \$17,394 spent on interior renovations for 474 A & B within a 12-month period. Shocking! The Treasurer of Condo 16 (spreadsheet attached). I guess their \$17,000 Blue Stone steps in 2016 wasn't enough for them. This year, the exterior of 474 A & B had woodwork and painting performed by Cedar Ridge, even though other units a rotting.

In the BOMs 9/7/21 letter attempting to vilify Mr. Rubin and his comments – these crooks have the absolute audacity to state "Second, Mr. Rubin has claimed that certain members of the Board have spent Condominium money on improvements specific to their units and implies a disparity between other units. Again, this is completely false and there has never been any evidence of this. To the extent Condominium spends money, it does not and has never differentiated between Board and non-Board member units. **In fact, many of the Board member units are the last units to receive work during Condominium-wide projects"**

Anna Keri
 AnnaKeri463@comcast.net
 914-282-9644

PAM & JOE
 PRISCO 474 A & B
 BOM TREASURER & MEMBER

| DATE | CHECK # | VENDOR | DESCRIPTION | AMOUNT \$ |
|------------|---------|-------------|--|-------------|
| 6/2/2018 | 577 | CEDAR RIDGE | 50% DEPOSIT 474 A & B TRUSSES | \$5,250.00 |
| 11/15/2019 | 654 | CEDAR RIDGE | NOVEMBER - ROOFING CONTRACT 475D, 451D, 464A, 451C, 456A POWER WASH, 12" FABRIC ROUND HOOD 40" ENTIRE, CALK SILICONE = \$3128.63 474A & B BALANCE TRUSS REPAIRS = \$5230.00 EXTRA WOODWORK \$4074.50 418A = \$270.84 PAINT CONTRACT BALANCE = \$7553.21 NOT ITEMIZED: SHOULD BE ON SEPARATE CHECKS | \$20,478.30 |
| 12/7/2019 | 667 | CEDAR RIDGE | 453C ATTIC INSULATION = \$120.25 ROOFING CONTRACT = \$1151.33 474 CEILING = \$5684.50 | \$6,818.30 |

PAM & JOE
PRISCO 474 A & B

BOM TREASURER & MEMBER

| DATE | CHECK# | VENDOR | DESCRIPTION | AMOUNTS |
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| 6/3/2019 | 587 | CEDAR RIDGE | 50% DEPOSIT 474 A & B TRUSSES | \$5,250.00 |
| 11/15/2019 | 656 | CEDAR RIDGE | NOVEMBER - ROOFING CONTRACT 475D, 451D, 454A, 455C, 456A POWER WASH, 12" FABRIC ROUND ROOF 40" ENTIRE, CAULK SILICONE = \$3328.63 474A & B BALANCE TRUSS REPAIRS = \$5250.00 EXTRA WOODWORK \$4074.90 459A = \$270.94 PAINT CONTRACT BALANCE = \$7553.83 NOT ITEMIZED-SHOULD BE ON SEPARATE CHECKS | \$20,478.30 |
| 12/7/2019 | 667 | CEDAR RIDGE | 463 ATTIC INSULATION = \$650.25 ROOFING CONTRACT = \$3153.33 474 CEILING = \$3034.50 | \$6,838.30 |
| 3/16/2020 | 711 | CEDAR RIDGE | 474A CEILING JACKUP | \$1,598.52 |
| 6/15/2020 | 732 | BUCCHERI PLUMBING | 474A WATER LINE | \$2,262.00 |
| | | | | <u>\$17,394.00</u> |

CLUSTER 453-456

HOWARD GREEN
#454B

MARCH / APRIL 2021
HOWARD GREEN HAD HIS PATIO REDONE AND
RETAINING WALL BUILT
PAID FOR BY CONDO 16 OPERATING FUNDS

| DATE | CHECK # | VENDOR | DESCRIPTION | AMOUNT \$ |
|------------|---------|----------------------------|---|-------------|
| 7/15/2019 | 605 | CEDAR RIDGE | 50% DEPOSIT - ROOF CONTRACT 475D, 465A, 451D, 454A, 455C POWER WASH, 12" FABRIC ROUND ROOF 40" ENTIRE, CAULK SILICONE \$29,600 <u>NOT ITEMIZED-SHOULD BE ON SEPARATE CHECKS</u> | \$14,000.00 |
| 9/3/2019 | 629 | SAVE A TREE | 454B | \$223.25 |
| 10/1/2019 | 636 | SAVE A TREE | 454B | \$232.25 |
| 11/15/2019 | 656 | CEDAR RIDGE | NOVEMBER - ROOFING CONTRACT 475D, 451D, 454A, 455C, 456A POWER WASH, 12" FABRIC ROUND ROOF 40" ENTIRE, CAULK SILICONE = \$3328.63 474A&B BALANCE TRUSS REPAIRS = \$5250.00 EXTRA WOODWORK \$4074.90 459A = \$270.94 PAINT CONTRACT BALANCE = \$7553.83 <u>NOT ITEMIZED-SHOULD BE ON SEPARATE CHECKS</u> | \$20,478.30 |
| 12/31/2019 | 680 | PEEKSKILL SEAMLESS GUTTERS | 452D - GUTTER = \$37.50 469A GUTTER = \$295.50 | \$337.00 |
| 12/31/2019 | 683 | HP BARNES | DRAINAGE 455B & C | \$2,250.00 |
| 6/3/2020 | 728 | CEDAR RIDGE | 454B WINDOW | \$167.98 |
| 7/1/2020 | 742 | MANCONE | STEPS 454B | \$1,200.00 |
| 8/3/2020 | 755 | CEDAR RIDGE | 455D SIDING | \$1,300.00 |
| 9/17/2020 | 775 | HOWARD OR SANDRA GREEN | GUTTER GUARDS / HOME DEPOT | \$7,783.45 |
| 3/1/2021 | | UNIT 454B | RETAINING WALL & PATIO PROJECT | \$10,000 ? |

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To: Ed Goldfarb ewg1941@gmail.com, Joe Prisco happytune@comcast.net, rkaupelis@sbjlaw.com, Karen kjahn@heritagemanage.com
Cc: Donna Nevin dptnevin@comcast.net, jbarring@comcast.net, Tom Guida guidatj@hotmail.com, Regina Tripodi gigit0302@gmail.com, Yogi Santa-Donato ysantadonato@gmail.com



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Anna Keri
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914-282-9644

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 PRISCO 474 A & B
 BOM TREASURER & MEMBER

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PAMI & JOE
PRISCO 474 A & B

BOM TREASURER & MEMBER

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CLUSTER 453-456

HOWARD GREEN
#454B

MARCH / APRIL 2021
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RETAINING WALL BUILT
PAID FOR BY CONDO 16 OPERATING FUNDS

| DATE | CHECK# | VENDOR | DESCRIPTION | AMOUNT \$ |
|------------|--------|----------------------------|---|-------------|
| 7/15/2019 | 605 | CEDAR RIDGE | 50% DEPOSIT - ROOF CONTRACT 475D, 465A, 451D, 454A, 455C POWER WASH, 12" FABRIC ROUND ROOF 40" ENTIRE, CAULK SILICONE \$29,600 <u>NOT ITEMIZED-SHOULD BE ON SEPARATE CHECKS</u> | \$14,000.00 |
| 9/3/2019 | 629 | SAVE A TREE | 454B | \$223.25 |
| 10/1/2019 | 636 | SAVE A TREE | 454B | \$232.25 |
| 11/15/2019 | 656 | CEDAR RIDGE | NOVEMBER - ROOFING CONTRACT 475D, 451D, 454A, 455C, 456A POWER WASH, 12" FABRIC ROUND ROOF 40" ENTIRE, CAULK SILICONE = \$3328.63 474A&B BALANCE TRUSS REPAIRS = \$5250.00 EXTRA WOODWORK \$4074.90 459A = \$270.94 PAINT CONTRACT BALANCE = \$7553.83 <u>NOT ITEMIZED-SHOULD BE ON SEPARATE CHECKS</u> | \$20,478.30 |
| 12/31/2019 | 680 | PEEKSKILL SEAMLESS GUTTERS | 452D -GUTTER = \$37.50 469A GUTTER = \$295.50 | \$337.00 |
| 12/31/2019 | 683 | HP BARNES | DRAINAGE 455B & C | \$2,250.00 |
| 6/3/2020 | 728 | CEDAR RIDGE | 454B WINDOW | \$167.98 |
| 7/1/2020 | 742 | MANCONE | STEPS 454B | \$1,200.00 |
| 8/3/2020 | 755 | CEDAR RIDGE | 455D SIDING | \$1,300.00 |
| 9/17/2020 | 775 | HOWARD OR SANDRA GREEN | GUTTER GUARDS / HOME DEPOT | \$7,783.45 |
| 3/1/2021 | | UNIT 454B | RETAINING WALL & PATIO PROJECT | \$10,000 ? |

**MINUTES OF CONDO 16 BOARD OF MANAGERS MEETING
OF MAY 21, 2019**

Present:

Ed Goldfarb, Howard Green, Tom Guida, Bill Harden, Norman Oksman, Joe Prisco,
Pam Prisco, Peggy Schweizer, Ron Tausek
HMS: Karen Jahn

Minutes of April 16, 2019- approved.

Treasurer's Report: Pam Prisco
Report is attached

Variances: Ron Tausek

471B- wants to add bushes in the back of unit. Resident showed pictures of proposal.
Will use Landscape Concepts, we have their insurance, etc. Approved
Wants to install French doors. Needs to supply contractor insurance and licence

474A&B- Structural problems (tresses are pulling away)
Town building inspector is involved.
Board unanimously approved the work to be done.
Will need to inspect 8 other units with the same structure

Landscape Chair: Ann Harden

Lawns have been fertilized, mulched and areas seeded. Several dead bushes removed.
Only garden organic matter will be picked up by Landscape Concepts. (No plastics, etc)
Cluster captains will be informed to share info with residents.

Maintenance Chair: Ron Tausek

Cluster 467-468. Woodwork and painting will begin in June.
475- flat roof will be done after 5 days of no rain
Drainage issues will start after drier weather
Garbage bins- residents need to be informed of care of bins

New Business:

Marc Oxman of the Oxman Law Group will represent the Condo in any legal matters.
Unanimously approved.

463 B unit owner falsely accused Board member Peggy Schweizer of putting the Condo newsletter in her mailbox. She made this accusation to the Somers postal supervisor. This was a false accusation with no proof given.

457A, 463B, 467B. On April 25, 2019, these unit owners examined the 2018 Condo invoices at the HMS office. Karen Jahn(HMS) found 463B to be in possession of a financial document wrongly taken at the group's last meeting. After the group left the current meeting, another financial document was missing.

Parking-rescind temporary OK to park on cluster roads. Inform all residents that Rules and Regulations, regarding parking, need to be followed. Emergency vehicles need to have access. Need to inform residents.

Condo 17 wants Condo 16 to cleanup swale between the condos. Not our responsibility. Board voted to not clean this swale.

Communication from Town building inspector regarding electrical ground wire for water meters. (Previous letter from building inspector had incorrectly stated "water heater"). Should be water company responsibility, not a condo responsibility.

Unit owners comments:

Present: 471C, 472C, 463C

472 C Wants grass to be reseeded in front of unit

Next meeting: June 18, 2019

