

CONDO 16 BOARD MEETING
April 21, 2022 Lake Room Lodge Room 3 @7:00 PM

Call meeting to order: Ed Goldfarb
Roll call of the Board – Regina Tripodi
Yogi Santa Donato
Rich Rubin
Janice Barning
Ed Goldfarb
Donna Nevin
Sandy Brinkman
Tom Guida
Absent Pam Prisco

Review and Motion to approve the minutes from March 17, 2022 Board meeting -
All approved

President's Comments – Ed Goldfarb

Noted restatement of bylaws to address current trends and modern insurance language, the draft of amendments will be sent to all Unit Owners for review and a meeting will be set up with Owners and Attorney to review the restatement of the ByLaws for the updated language.

Review/Decision of : LintX and Cedar Ridge for Dryer vent cleaning

LintX \$99 (does not have scaffold insurance) Cedar Ridge \$90 (has scaffold insurance); re vent cleaning discussion. "all unit owners are required to have their dryer vents cleaned at their own expense every two years"

Holding meetings outside for the warmer months

Vice President/Maintenance Update – Donna Nevin

Review of items Maintenance responsible for –

NYSEG will be coming in to dig up roads perhaps July/August hence awaiting this before doing blacktop projects.

Please phone in situations to Karen

Cluster 475 will be receiving Wood/Paint/Roof work

Next year will 476-478

General Maintenance – review of clusters for smaller maintenance /handyman repairs i.e. downspouts, garbage bins, possibly having gutters painted for the appropriate cluster colors. The walk around of Condo 16 was performed by Donna Nevin and Karen Jahn; Cluster Captains were included in the walk of their responsible units.

Electrical Grounding – Donna, Sandy and Marty have been researching and working with the Town Building Dept, Council of Condos, Electricians and Electrical inspector. Working to get all units into compliance.

Financial Report – Presentation of the 03/31/2022 Financial Report – Pam Prisco; Read by Secretary due to Pam's absence

Variance approval – Tom Guida

No variances at this time.

Landscaping Update – Yogi Santa-Donato

Full walk around completed 4/20/2022 by Yogi and Claudia Santa Donato of Condo 16 Landscape and Dana of Timber Ridge; Spring Clean up commenced in March and will continue into April and May. By the end of April the initial bed clean up should be completed. Roof gutters were inspected for winter damage. Please have unit owners lightly water the new seeding. Due to minimal direct sunlight in certain areas where moss has occurred ground seeding will not occur as the area is not conducive to grass growth

**Cluster Captain Update – Janice Barning
Council of Condos – Sandy Brinkman**

The miniature golf course will not be constructed, nor will the extra parking spaces be constructed. The Cigar Bar and Golf Simulator will be moving forward.

EV Charges for vehicles will be reviewed.

Mahopac Gun Range will be expanding – HH is in contact with the Range regarding the noise pollution. Red Cross is giving away free smoke alarms (battery operated units only)

Property Manager Report – Karen Jahn

Decision needs to be made as to names being placed on mailbox doors or just the number.

Placard will have just the unit number and names to be removed. Approved

Tax Return audit has been completed and will be posted shortly.

Amendments of Bylaws will be reviewed with Unit Owners

8 Fairview Units were reviewed and inspected for Trusses

The Condo will cover the cost of paint to an interior unit ceiling if damage is done to paint due to roof leaks.

RFP has gone out for 475 Flat Roof project

478D – replacement of box surrounding rootball of Japanese Maple Tree; this will be done by Cedar Ridge at no cost to Condo 16 as reported by Yogi via the new Timber Ridge Landscape Coordinator

Bulk Pick up is Saturday April 30th, 2022

New Business –

Richard –

Jay Wright is running for Society Board; lets support him

Rich and discussion with Ed to resolve outstanding issue- to be done privately; Unit Owner request this be done in private between Richard & ED

DATE OF NEXT MEETING OF THE BOARD – Thursday May 19, 2022 ; proposed to be held outside in a larger cluster.

Motion to Adjourn – All in favor

Treasurer's Report – Board Meeting April 21, 2022

As of the March 31, 2022 Balance Sheet

Operating account balance:	\$ 76,316.15
Balance as of April 19, 2022:	\$ 75,679.71

Reserve account:

Webster MMA	\$ 210,463.77
PCSB CD	\$ 171,634.28
PCSB CD	\$ 65,299.08

Subtotal:	\$ 447,397.13
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Shingle roof fund	\$ 70,216.55
Road blacktop fund	\$ 65,000.00
Bluestone fund	\$ 8,750.00

Grand Total:	\$ 591,363.68
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Unit owners in arrears:	\$ 76.07
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As was proposed, voted and approved at the March 17, 2022 board meeting and reported in the corresponding Minutes, to be able to meet the increasing need for blacktop repair, the automatic monthly transfer deposit to the Road Blacktop Subfund was increased from \$1,000 to \$2,000. The increase was effective with the March, 2022 deposit.

The Board Meeting for April 21, 2022 was held in Room 3 of Lake Lodge.