

HERITAGE HILLS SOCIETY
Board of Directors
Meeting Minutes – April 28, 2021

Meeting commenced at 1:30 pm

Dom Rubino, President, welcomed everyone watching on Channel 12, and mentioned that the meeting is rebroadcast twice daily. He also thanked Andrew Kaplan and David Thomas for setting up the meeting.

Board members in attendance: Gloria Anderson, Gene Archer, Annette Bensen, Frances Cicogna, Bob Ettinger, Bill Harden, Ann Harper, Jack Mattes, Mark Packer, Patricia Ploss, Bruce Prince, Dom Rubino, Deica Ruiz; Ed Goldfarb was absent

Dom Rubino asked for a Motion to approve the Minutes of the March 31, 2021 Regular Board Meeting. Motion made and approved.

Treasurer's Report – Bill Harden, Treasurer: Very good first quarter, expenses were as expected. March income was \$464,138 and expenses were \$364,006. Currently we are on track with our annual budget, expect that any surplus will be spent once the pools open.

Activities Reopening – Gloria Anderson, Chair: The Committee continues to review updated guidelines set by NYS and the CDC. NYS just updated its guidelines for gyms and fitness centers outside NYC, and at the Committee meeting anticipate increasing the capacity of our gym starting May 15.

- A new driver has been hired and mid-day shuttle service will resume effective May 3, with hourly service starting at 8:45 am and ending at 3:45 pm. Guidelines will be sent via email blast. Please be sure you are signed up to receive email blasts by signing onto the website at hhsociety.org; you only need to sign in once and you will start receiving the blasts. If you need help, please call Andrew at the Activities Office.
- Capacity in the Woodshop has increased from four to six people at a time.
- Lake Lodge not open at this time but you may reserve the outdoor patio space, you must bring chairs and the restrooms are not open; the Activities Center is not at capacity yet, and it is cleaned every day.
- The sculpture room is open Monday afternoons for an instructor-led class from 1:00-3:00 pm and class participants can arrive at noon. Residents may use the Sculpture Room Wednesdays and Fridays from 1:00-4:00 pm, following the protocols for using the Activities Center.
- The Tennis Committee asked if they could invite non-resident guests to play, and these guests would be vaccinated; this practice has been in place for a long time and this request has been approved.
- The capacity at the Fitness Center may increase soon, however, current requests to open earlier and on Sundays must be declined at this time because NYS requires a safety monitor be onsite when the FC is open. We have two paid employees and cannot accommodate longer hours presently, but the guidelines will be adjusted when this particular requirement ends.
- The five pools will be open with a capacity limit of 50%; guests will not be allowed at this time because at the present limit we must give every resident the opportunity to enter. If it happens that we do not come close to capacity we will revisit the guidelines and consider opening to guests.

Comcast Committee – Gloria Anderson, Chair: This will be the last report from this Committee. Thank you to fellow Board member Gene Archer who attended all the meetings with Comcast and the Town officials. The

Town and Comcast, with input from this Committee, have finalized the franchise agreement and it must now be approved by the PSC, a three-four month process. We have a written commitment from Comcast for a \$20K grant for equipment; we will purchase this equipment and they will reimburse us. Having this new equipment will allow us to put Society meetings on the website, which is password protected, for residents to view online.

Landscape – Patricia Ploss, Chair: The Spring flowers will go in around Memorial Day. The Committee has met with our professional landscape designer and submitted a plan to the Board to reinvigorate the median at the entrance to HH, starting from the Imperial Wok up the hill. Patricia asked for a motion to approve \$20,555 for this project. Motion was made and approved unanimously. Landscape plans for 2022, including for Meadowlark Park, will be underway soon.

Audit – Gene Archer, Chair: Our bookkeeper is working with our auditor and we hope to have a draft of the 2020 Audit within the next week.

Meadowlark Park – Patricia Ploss, Chair: The walking trails have been laid out on west side of the Park, with green, yellow and red markers indicating the difficulty of the walking path. Mold remediation of the pro shop has been completed: Marcus and his crew have been painting and have renovated the bathrooms, which can be accessed from outside the building. The paving from HH Drive to the pro shop will be paved this week, and the gate will be relocated to prohibit access after dusk. The Town has assured us in writing that they have no objection to a playground on the property, and we will be purchasing the equipment from Bears Playground. The Committee recommends two playgrounds, one for 2-5 year olds and the second for 6-12 year olds, with the ability to expand; these will be located on the former 9th green. Patricia asked for two motions: to approve the location of the playground, and the second to approve the purchase of the equipment from Bears Playground Equipment, for a total not to exceed \$56,000. The two motions were made and approved unanimously.

Bruce Prince advised that the playground is a capital improvement and Society will not have to pay \$4,000 in taxes. He also said there were three proposals for the Park logo, and the Committee voted for an oval, designed by Annette Bensen, which includes a tree figure, Meadowlark, and Serenity, Activity and Community. A Motion was made to approve the logo; motion passed unanimously.

Dom commented that we have made much more progress than originally expected at the Park, and thanked everyone involved.

Activities - Ann Harper, Chair: A question was raised whether residents should be allowed to have copies of recorded events or programs via CDs or digital links for use outside of HH. After discussion the Board agreed to institute a policy where employees will not use our equipment to make copies, CDs or digital links of our events available, and speakers and presenters may not bring in their own equipment for this purpose.

Security – Dave Jacobsen, Head of Security: Calls for March: 53 medical, 94 security, 46 service, one car accident and three parking violations, with 745 calls to date. Service calls are lift assists, lockouts and welfare checks. The Park is being patrolled, and the riding of motorized bikes on the property will be addressed. The

Community Affairs/Somers Town – Jack Mattes, Chair:

- St Luke's Food pantry collection will be held on May 6 at the Pool 5 parking lot.

- Telecommunications Committee of Somers met with an eye toward improving the wi-fi capacity in the Town because the load on system is approaching critical mass. The Town, along with other Northern Westchester towns, is trying to find solutions to this challenge.
- The Activities Center will be utilized for the June 22nd primary elections, and for the general election of November 2nd. Jack asked for a motion to memorialize the vote taken earlier by the Board to approve utilizing the Activities Center for these elections. The motion was made and passed unanimously.
- The Town is moving ahead with plans for 24 new apartments on Rte 100, and plans for a CVS in Baldwin Place are also moving forward.

Fitness Center – Annette Bensen, Chair: As was mentioned, we are following all the NYS guidelines for use of the Fitness Center.

Website Study Update – Annette Bensen, Chair: We are updating our website to make it faster, neater and cleaner, with a one-time only sign-in. The reservations form is being improved, and will be tested by residents before launch. A video for the use of the registration capabilities will be available, and the forms will be used for reservations for tennis, pickleball and other events, including classes. Residents will be able to make bus reservations as well, although they can also still be made by phone. Condo privacy areas are being worked on, after which each condo can post their info online without others seeing it.

Library – Bruce Prince, Chair: The Library is open Monday, Wednesday and Friday, from 12:30 to 3:30 pm, with up to two people allowed to browse in the Library. The new books will be posted on channel 12, the last three months at a time.

Pickleball Committee – Bruce Prince reporting for Denise Elliott: The players are waiting for the pickleball court.

Somers Town News – Bruce Prince: Planning for a new CVS with a drive-thru in Baldwin Place are underway. There will soon be an apartment building going up next to Froggy’s, replacing the dilapidated house. The STEM school seems to be on permanent hold, and the Somers Sanitation Complex will be enclosed to comply with new state rules.

Newsletter Committee Report - submitted by Susan Statkowski-Rivalsi, Administrator: The May issue of the *Newsletter* will contain the following special items, and much more:

- Information on the return of full shuttle bus service – morning, midday, and evening, although the specific midday schedule was not yet available when the issue went to press
- The biographies of the six individuals running for the five openings
- Details about the opening of all five pools, and the Pool rules
- A Meadowlark Park update
- This year’s Garden Contest Application form.

For the June issue, our FAMILY FOCUS editor, Keri Reitman is collecting High School graduation photos – past and present – preferably head shots, not group photos. Please send them via email to keri.reitman@gmail.com or HHillsNewsletter@gmail.com. Our deadline for that June issue is Thursday, May 6. If you need help scanning older photos, see Andrew in the Activities Center Office.

Health & Safety – submitted by Flo Brodley, Chair:

- The Heritage Hills Health & Safety Committee continues to offer webinars and zoom classes by Northern Westchester Hospital, Northwell Health and other authorities on a variety of topics to help

residents at home until our in-person programs begin again. Classes in medical advice, good cooking practices and breathing techniques are helpful in the long-term. We appreciate the thanks from residents for providing these programs.

- Ellie Eidam, RN, continues to hold blood pressure screenings monthly, assisted by member Alicia Brescia. Screenings numbered 10 residents in March and 11 in April.
- Thanks to resident Linda Ludwig, for continuing both support groups - Spousal Bereavement and Alzheimer's/Dementia Caretakers, that meet in-person at the Activities Center; the Alzheimer's Dementia Caretaker group still has openings. The willingness of professionals, such as Linda, to help others is a hallmark of our community.

As always, we encourage those with health and safety backgrounds to contact flo613@comcast.net if they wish to join our committee. Warm wishes to you all for continued good health as we look forward to a better spring and summer ahead!

Pool Committee – Jack Mattes reported for Debbie Jackson: Society approved the 2021 Pool Rules and opening dates and times; this information will be in the May Newsletter. All five pools will open for the season, with morning and afternoon sessions to allow for one hour cleaning during the day. No reservations are needed this year, and gate attendants will monitor 50% capacity at each session. No guests will be permitted due to COVID capacity restrictions, to allow ALL residents to use the pool in a safe manner. Water aerobics and swim lessons will be offered. Be on the lookout for emails from Activities with more details for those interested in water aerobics and swim lessons will be sent. A motion was made to approve the 2021 pool schedule and passed unanimously.

Society Board Elections – Bob Ettinger: The ballots for election are being mailed, with the format similar to other Board elections. You will receive two envelopes – place your “ballot” envelope inside the mailing envelope, and be sure to put your name and unit number on the mailing envelope – if this information is missing the ballot will be invalid. Ballots must be received by June 25, and the results will be announced at the Board meeting on June 30. The May Newsletter will contain photos and biographies of all the candidates; there will be a candidates’ night on May 12, watch on Ch 12 on May 12 and daily at 2 and 7pm.

Bylaws Changes – Patricia Ploss: The mailing will be later this year and the changes will be discussed closer to the mailing date.

Property Manager – John Milligan:

- NYSEG is replacing a 7000-volt cable along the road at the main entrance, which is one of five primary feeds to HH. This is separate from the multi-year work infrastructure work they are doing throughout HH, replacing underground wiring, switches and many transformers.
- SUEZ is the new water and sewer company. Society and SUEZ have no relationship, we had no impact on the terms of conditions of the sale of HH Water and Sewer to Suez, and we have no influence on how they bill individual consumers. Society is working with them regarding water and sanitary sewer pipes on the grounds, fire hydrants and their response to emergencies such as water main breaks. We are working on executing license agreements with them for the Garden Club property, their use of a small portion of the Maintenance Yard, and allowing Security to use a small portion of SUEZ property by the water tower for their radio equipment.
- At the Fitness Center, in addition to a site safety monitor, there is a mandated cleaning protocol in place that bathrooms be cleaned every two hours; we are required to have a compliance attendant,

who work 8 hour shifts, to maintain contact tracing and make sure COVID questionnaires are filled out. We will continue to follow CDC and NYS guidelines and will make adjustments once they are relaxed.

- Equipment is running at the five pools, the covers will come off soon, some furniture is out, and we will be ready for a Memorial Day opening. We are expecting to receive the pool permits soon; Pools 2 has new equipment which will be inspected in the next couple of weeks.
- Tennis courts get initial reconditioning annually, and the 5 turf courts will be groomed soon, depending on weather.
- Hourly midday shuttle service begins May 3; an email blast with specifics will be sent and the hours will also be posted on the website. The buses are sanitized daily, and hold a maximum of seven passengers to observe distancing.
- Paving at MLP was done today, the markers will go down soon. The Park gate will be closed at dusk and opened early each morning. The Bears Playground order will be placed soon, and we are hoping for a June installation.

New Business

- Jack Mattes announced there will be an Art Show this year on October 16 and 17. Resident artists have a few months to get their projects ready.
- The telephone book will be printed soon and be distributed in a couple of weeks.

Dom Rubino ended the Board meeting at 2:45 pm. A motion was made to adjourn the meeting. The next Board meeting is on May 26 at 1:30 pm.

Respectfully submitted by:

Deica Ruiz

Secretary, Heritage Hills Society, LTD