

HERITAGE HILLS SOCIETY
Board of Directors
Meeting Minutes – September 21, 2022

Meeting commenced at 1:30 pm

Motions:

- To approve a contract increase for Prosegur Security of \$38,166 for the fourth quarter of 2022, and an increase of \$211,002.89 to the current contract for 2023, which brings the 2023 annual contract total to \$1,125,647. Motion passed.
- To approve a new Activity called Social and Game Night. Motion passed.
- To approve a proposal by Northern Construction to pave West Ridge Drive from West Hill Drive to 732-736 cluster at a cost of \$173,160. Motion passed.

Board members in attendance: Gloria Anderson, Gene Archer, Annette Bensen, Bill Harden, Ann Harper, Dorinda Haskel, Jack Mattes, Karl Milde, Bruce Prince, Patricia Ploss, Dom Rubino, Deica Ruiz, Art Singer, Alan Tepper, and Jay Wright. John Milligan and Dave Jacobsen were also in attendance.

Dom Rubino, President, greeted everyone in attendance and those watching on Channel 21.

Security Committee – Gene Archer, Chair:

Motion request to approve Prosegur Security contract increase of \$38,166 for the fourth quarter of 2022 and a yearly increase of \$211,002.89 for 2023 which brings the yearly contract total to \$1,125,647.33 up until the current contract expiration. Motion passed.

Deica Ruiz asked for a motion to approve the Minutes of the August 24, 2022 Regular Board Meeting. Motion passed.

Financial Report – Bill Harden, Treasurer:

For August our income was \$474,084 and expenses were \$539,454, with a deficit of \$68,969 and a year-to-date surplus of \$126,964. Our deficit is due to an inflated market on services and inventory we require to run our facilities. The 2023 increase to the Prosegur Security contract of \$211,002.89 was not anticipated and will affect our discretionary funds in our 2023 budget.

Activities Reopening Status – Gloria Anderson:

- The Reopening Committee has been in existence now for two and a half years since the beginning of the pandemic, meeting regularly. We have always tried to follow governmental guidance when putting protocols into place for Society facilities. We seem to be moving into a new phase. Although President Biden recently announced that the pandemic is over, I don't agree with that, and many people don't agree. There are about 400 people every day who die in this country from Covid, which amounts to 2,800 people every week and nearly 150,000 every year. We do have tools to control this disease. We have vaccines which are very effective, and we have boosters available. Nonetheless, only 30% of people in the U.S. who are eligible to get boosters have received them.
- There is now a new booster available called "Bivalent" and it includes components that help fight the variant that is now most prevalent in the U.S. I strongly encourage everyone to get the new "Bivalent" booster. It's readily available through CVS Mahopac, Carmel, Katonah, and Danbury.
- This Committee has held its last meeting, and I'd like to thank everyone on the Committee; Flo Brodley, Dave Jacobsen, Marcus Lovell, John Milligan, Gene Archer, and Annette Bensen.

- After much consideration, and knowing that tools are readily available, we recommended to the Board that the current limit of 90 people in the Heritage Room be lifted and return to pre pandemic levels. The Board has voted and agreed, effective immediately.
- If a resurgence occurs, we will follow governmental guidelines and reimpose any limits necessary. We strongly recommend that medical grade masks be worn, KN95 or N95. We continue to leave the decision of Covid protocols up to the individual clubs and classes.

Activities Committee – Ann Harper, Co-Chair:

- Activities are returning, among them are Photography and French Conversation.
- We have a new Activity called Social and Game Night. Old and new residents are welcome to bring a game for socializing and good fun. Motion requested to approve this new Activity – motion passed. All details will be in Eblasts and the Newsletter.

Welcome to HH Committee – Dorinda Haskel:

- The event took place on September 10th. A total of 133 people were registered, and 86 residents attended. We had 28 registered clubs & classes and 30 participated, which we handled smoothly. We look forward to having it again same time next year. Thank you to everyone who participated in the event. There is left-over material in the lobby of the AC for those who missed it.

Community Affairs Committee – Jack Mattes, Chair:

- The Annual Art Show is October 8th & 9th in the HR. So far, we have received exhibit applications for a wide variety of different types of artwork - about 200 pcs. in all. So far, we have received 200 applications of a wide variety of different types of artwork. There is no charge for this event. We look forward to seeing everyone.
- NYSEG will be returning on October 26th from 4 pm – 7 pm to speak about the new NYSEG Smart Meters, and will have sample meters on hand. Representatives will also be available for one-to-one sessions. This event is open to all Somers residents. Masks are required to attend.
- The food drive for the Somers Food Pantry was successful. We filled four cars with supplies and received \$1,100 in monetary donations. It's been a difficult year; the need is increasing across the globe. Donations are accepted throughout the year; boxes are located at DeCicco's and at St. Luke's. Thank you to everyone who donated.
- Toys for Tots will be returning this year on December 10th in the HR from 1 pm – 3 pm. In a few weeks collection boxes will be placed in the Lobby and around town. The US Marine Corp. will collect and deliver toys for the needy throughout Westchester County. This year Santa, Mrs. Claus, and an Elf will be present, and everyone is welcome. A Lego train set will also be on display.

Emergency Preparedness Committee – Jack Mattes, Chair:

- This month the transfer switch has been installed and we are prepared to connect the new generator when it arrives.
- The Somers Town Emergency Preparedness meeting has a tentative date of October 3, 2022.
- Red Cross Smoke Alarm Program – The Red Cross will install alarms with a 10-year battery life in your unit, and they are free of charge. The Red Cross is on the property every Wednesday and install 8-10 alarms a day. Due to high demand for weekend appointments, Saturday installations are now available. Please contact the Activities Office for information or call directly at (845) 673-1198 for an appointment.

Meadowlark Park – Patricia Ploss, Chair:

- The Park is located just past the Activities Center, up the hill where you will find a playground, horseshoe pits, and walking trails. It is open from dusk to dawn.

- We agree with the request by the Garden Club to add a small garden just above the Pollinator Garden for milkweed to attract Monarch butterflies. Also, the planting of iris alongside a trail, and the development of another small garden below the Pollinator Garden which is currently barren.
- We are pleased to hear that our insurance carrier does not object to having a beehive installed in the park by an experienced beekeeper, who is a resident. It will be in a remote location of the park which is not frequented by residents.
- We continue to work on a long-range plan which we will discuss more of in January.
- Park Place: Our to do list includes name signs for Park Place, additional tables and chairs on patio, replace one of the 6-foot tables in Park Place with two square card tables, which will be easier to play board games, and replace a foggy window

Landscape:

- The fall mums have been planted along with beautiful red cabbages, kale, and peppers. There are also hay bales and pumpkins on display.

Somers Town Update – Bruce Prince:

- Tractor Supply Company is scheduled to meet with the Town Planning and Zoning Boards with its request to move into the old Home Goods space in Baldwin Place. As per last night's meeting, it has been approved.
- There is discussion of placing charging stations at Baldwin Place which will be accompanied by large advertising TV screens.
- Dish TV will be joining the mobile communications network and are adding antennae throughout Westchester, competing with T-Mobile, Verizon, and AT&T.
- Somers Pointe Golf Club still has debris remaining on its property and Jack Mattes and I are working with the Town to have it removed. We had a Town code enforcer visit the area, however according to Town rules, he is not permitted to access private property which prevented him from viewing the debris and oil tanks. Jack Mattes plans to have the Town Fire Safety Officer visit and inspect the oil tanks on the property for proper removal.

Electric Car Charging Stations – Gene Archer:

- I am in the process of locating a company who can provide both the installation and the support of the product. In my research, I've only found companies that outsource the installation. In my conversations with residents who currently own electric cars, charging stations have been installed into their garage. As I continue my research, I will provide updates.

Library – Deica Ruiz, Chair:

- The library is open Monday through Friday from Noon – 3:00 pm
- The month of October we are adding 15 new titles. We purchase fiction, non-fiction, mysteries and biographies, there is something for everyone.
- You can reserve a book by calling and leaving your name, number, and title of the book. Our number is 914-276-7655.
- Our table at the Welcome Expo brought many new members.
- We have an up-to-date catalog of books in the library organized by author and by title. If you know your author or the title of a book you are looking for, it takes no time at all to check if we have it.
- Library Committee meets next week to discuss ways to make the library more attractive to residents.

Health & Safety, Flo Brodley, Chair:

- The Committee's fall season continues: Wednesday, October 12th, the Annual Flu clinic will be held @ Lake Lodge from 9am-1pm. The service is free for those who use the Original Medicare cards (the red, white & blue ones) for medical services; those on other health plans will be charged \$20 and given a receipt which they can give to their provider for reimbursement. The Somers Police Department will be collecting outdated & unwanted prescriptions and over the counter medications.
- The 2022 Medicare Update will take place on Saturday, October 15th @ 10:30am, in the Heritage Room, with the latest information for next year. Although much information may be known to those who have been on Medicare for years, astute beneficiaries realize that Medicare and Medicare Advantage programs change with each new year and care must be taken to avoid difficulties in the future.
- Wednesday morning, October 19th, our Medicare team will appear at the 10-A-Men meeting at 10am in the Heritage Room.
- The Visiting Nurse Service will offer an overview of Wound Care on Wednesday, November 2nd at 1:30pm in the Heritage Room that will illuminate best care practices; techniques and strategies to help prevent pressure ulcers will also be presented.
- On Friday, November 18th at 10:30am, Dr. Howard Hindin will present a program on the Airways-Sleep Connection, a topic of interest to many with nighttime issues.
- On the second Friday of each month, blood pressure screenings will continue by Nurse Ellie Eidam.
- As always, we encourage residents with health and safety backgrounds to contact me at flo613@comcast.net with their resume, if they wish to join our committee.

Pool Committee – Warren Groner:

- A thank you to all participants that were involved with the 2022 Pool Season: our committee members, Society guests, our AMAZING Maintenance team, John Milligan, the HMS team, lifeguards, and the Activities office.
- Our table at the Welcome Expo had 3 members and several handouts for residents.
- The extension of the 2022 pool season has now ended as of end of day Sunday, September 18.
- The pools ran well this season, great temps, cleanliness, almost no weather issues or mechanical problems to speak of.
- Water aerobics was highly attended, and we asked students to fill out an end of season survey.
- The Committee discussed various new ideas of how to give out next year's 2023 pool stickers.
- The new blue awnings, shower curtains and diaper changing stations have been a great addition.
- We are looking to add umbrella coverage for some of the outside lunch tables at pool 3.
- There is zero tolerance for disrespect and bad behavior at the pools. We are in discussion for a zero-tolerance policy.
- We are in discussion of pool guest limits and possibility of passes / charges for guests to prioritize pool usage to residents.
- We are extremely lucky and privileged to live in HH with all the amenities. We thank everyone for their participation in HH for making this a great place to be with amazing pools to enjoy.

Security - Dave Jacobsen, Prosecur Supervisor:

August stats: 51 security calls, 58 medical calls, 5 fire alarms / CO detectors, 92 service calls of which 50 were lift assists, 11 were lock outs, and 9 welfare checks, 7 maintenance emergencies, 6 car accidents and several parking violations for a total of 240 calls and 1807 calls year to date. Most accidents were at the Warren Street traffic light. If the light is red you must wait for it to turn green. Calls to the Security Office should be for security, medical and safety related emergencies only.

Operations Report – John Milligan, Property Manager

Generator/Town issues

- After almost a year, the generator replacement project is underway. The new transfer switch has been installed, and we are anticipating that the new generator be installed by the end of the month, weather permitting.
- About 12 years ago, Society and the Town of Somers reached an agreement to use the Heritage Hills Activities building as an Emergency Shelter; at that time the Town purchased a 60kW generator and Society paid for the installation costs, splitting the total cost of \$60,000. This time around, the new 150kW generator and four 1,000 gallon propane tanks were purchased and installed by the Town, at a total cost exceeding \$125,000, in large part because of the efforts of Dom Rubino and Jack Mattes working with the Supervisor's office and the Town Board.

Storm water Basins

- We met with Steve Woelfle from the Town to review work on the storm water basins. He was satisfied that the work done by Society was consistent with the maintenance program prepared by Insite Engineering and in accordance with DEC requirements. Consequently, work will resume next week on the remaining six basins located in condos 30, 22 & 21.
- These basins and their maintenance are important for two primary reasons: 1) they retain storm water runoff, allowing for sediments and pollutants to settle out before the water is discharged into the two streams on either side of Heritage Hills, and 2) in the event of a large storm, they help to prevent the possibility of flooding of roads and units.

Veolia/NYSEG

- We met with Rob Scorrano on Monday, August 29th to discuss Veolia's emergency procedures. Rob committed to contacting Veolia on our behalf. We are committed, with the assistance of the Town of Somers to improve emergency response times and procedures in the event of water main breaks.
- NYSEG has started work in Condo 16 and is scheduled to complete their infrastructure replacement in Condos 16 & 17 this year. Condos 18 and 23 are scheduled for next year, which will complete the Heritage Hills NYSEG infrastructure replacement.

Meadowlark Park/Landscaping

- Replacement of dead shrubs in several spots around Society buildings has begun along with lawn restoration in certain locations.
- We are in the process of taking down several dead trees in and around Meadowlark Park and along some of the walking trails.
- The initial portion of the Warren Street trail will be repaired due to uneven surfaces.

Tennis/Pickleball/Platform Tennis

- Repair and re-painting of Court #7 (\$16,000) has been completed by SportTech and the court looks brand new. This was originally part of next year's budget, but we had the opportunity to have the work completed this year.
- Repairs and re-painting of pickleball courts has also been completed and this was at no cost to Society as the work was to correct several issues covered under warranty.
- Replaced all steps leading to Court #5 due to rot.

Pools

- Pool #3 mechanical equipment replacement plans have been submitted to DOH for review and approval; our maintenance staff is working on shutting down the pools for the winter.

Misc.

- WA Kelly will start work on the maintenance yard garage roof on Monday, September 26th. replacing the leaking roof on this 7,000 sf building that is used for repairs and maintenance of our shuttle buses and is also used by our landscape contractor, Westchester Properties Group.
- Two new doors to the back patio of the AC, a new window for Park Place and the library, are due within two to three weeks.
- Requested three proposals for paving work this year. Lowest bid received is from Northern Construction at \$173,160. Paving area is West Ridge Drive from West Hill Drive to 732-736 cluster. Work is expected to begin mid-October. Notices will be sent out and there will be signage and flagmen in place to minimize inconvenience. A motion was requested to approve using Northern Construction for this paving work. Motion passed.
- Repairs to Heritage Hills Drive near Lake Lodge which will require closing that portion of roadway completely. Notices will be sent, there will be signage and flagmen in place to minimize inconvenience. Residents will have to exit at Warren Street.
- Society has agreed to install holiday lights (18 strings) on the spruce at the back East Hill entrance, in addition to the three trees at our main entrance.
- We are looking at line striping for next year and are considering some alternate products or methods: two coats of a DOT spec latex paint, epoxy-based paints or possibly a thermoplastic application. In the meantime, we will be re-painting some of the most faded sections of yellow striping as well as several of the speed humps which could use improved visibility. We are also considering a street sweeper this fall to clean the white lines along the curb lines of all Society roads.

There being no further business a motion was made to adjourn the meeting at 2:28 pm. Motion passed. The next Board meeting is on October 19th at 1:30 pm.

Respectfully submitted by:

Deica Ruiz

Secretary, Heritage Hills Society, LTD