

HERITAGE HILLS SOCIETY
Board of Directors
Meeting Minutes – March 22, 2023

Meeting commenced at 1:30 pm

Motions:

- To approve Oval Tennis contract for the reconditioning and monthly grooming of four (4) turf Tennis courts in the amount of \$10,180 – motion passed.
- To approve Cronin Engineering for repairs at Pool #4, including preparation of plans for submittal to the Westchester County DOH. Retainer amount of \$3,500 – motion passed.
- To approve Insite Engineering for a complete survey of Pool #4 area, in the amount of \$3,500 – motion passed.

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

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

Deica Ruiz asked for a motion to approve the Minutes of the February 22, 2023 Regular Board Meeting. Motion passed.

Financial Report – Bill Harden, Treasurer:

- February income was \$454,547 and expenses were \$404, 778; with a surplus of \$49,769.
- Signature Bank and Silicon Valley Bank have both failed due to poor management. We have a total of \$250,000 in Signature Bank which is FDIC secured. We are in the process of transferring the \$250,000 to a CD at KeyBank which will yield approximately 4%.
- The bank we use that receives our Society fees has changed its lock box location. Some residents who utilize the auto payment method have not updated their accounts with the new information causing a delay in their deposits. These checks have now been relocated to the proper bank and deposited.
- As of April 1st, residents who are in arrears with their Society fees will once again receive late payment notices. The suspension of late payment fees has been lifted.

Bylaw Amendment - Alan Tepper, Committee Chair:

- On March 8th, two informational sessions were held informing the community of the proposed “Purchaser's Contribution” bylaw amendment. Residents were given the opportunity to present questions and concerns. Both sessions were well attended. To date we have received a total of 1,236 validated ballots, 45 of which are from out of town, and 60 invalidated ballots.
- A valid ballot arrives in an envelope with a return address on it. Envelopes with missing addresses remain invalidated. Snowbird ballots have been arriving on time. Ballots must be postmarked by Monday, March 27, 2023, OR hand delivered to the Society Office by 1 p.m. on Monday, April 3, 2023. The counting of ballots will begin Tuesday, April 4th.

Activities Committee – Dorinda Haskell, Co-Chair:

- We have no new Classes or Activities to announce this month, but we are looking forward to some new and exciting information for next month, please stay tuned.

Communications/Website/Newsletter – Annette Bensen, Chair:

- Website: Society website is a work in progress. MCE is working on creating a new scheduler for Activities/Classes which will be web based and able to update automatically.
- We are working on creating introductory videos for Clubs beginning with the FC.
- Newsletter: The April issue is on schedule with information on Activities, Classes, and Clubs. This month will also include an ad to fill an open position in the AC, the hours are 1 p.m. – 5 p.m.

Fitness Center – Annette Bensen, Chair:

- Several machines have been damaged; a cracked console and a sliced belt to name a few. We encourage residents to report any damage to machines to FC staff to maintain equipment. To date, we have incurred over \$6,000 in repairs to machines.
- We ask that during this time of inclement weather please refrain from wearing outdoor shoes while working out to prevent damaging the equipment. Please bring a separate pair of work-out shoes. Seats are provided in the vestibule for changing and jackets should be brought to the locker room.
- As of January 1st, the FC will open at 4:00 a.m.

Welcome to HH Committee – Dorinda Haskel, Co-Chair:

- I am happy to announce we have selected Saturday, September 9, 2023, for the Welcome to HH event. We will continue with the Expo layout. Currently, we are in the beginning stages of preparations, please stay tuned for more information.

Society Board Elections - Alan Tepper, Committee Chair:

- We have a calendar of events prepared and a lessons learned list compiled.
- Letters to incumbent Board members up for re-election will be sent out on Friday.
- A community-wide announcement of the election will be mailed asking residents for interest in running for the Society Board of Directors. We encourage residents to consider becoming involved.

Meadowlark Park – Patricia Ploss, Chair:

- **Trails:** This Spring we are looking to expand one or two of our trails depending on the costs. We are currently waiting for estimates.
- **Park Place:** Things are quiet at Park Place.

Landscaping:

- We are looking forward to Spring plantings which will happen in mid to late May. We are requesting a strong color pallet, bright spring flowers. We're going to try something different in the hanging baskets along the entrance to the Activities Building where we have had problems keeping the baskets viable.
- Again, we discussed the parking lot islands at Pools 4 and 5 and Melissa Brandt, our expert advisor, is going to make suggestions for some sprucing up. She'll also look at the medians in the main entrance and see which plants need replacement.
- Our new generator alongside the Activities building could use some screening, probably two or three evergreens will do the job.
- The cost of plants rose dramatically between 2021 and 2022 but the committee agreed we could use some funds from our "special projects" budget line to supplement our spring plantings.
- Enjoy the daffodils that are just beginning to bloom and watch for the spring flowers which will be planted in mid to late May.

Community Affairs Committee – Jack Mattes, Chair:

- Society and Council of Condos have been involved with eliciting correspondence from our residents regarding the Willow Wood Gun Club expansion application to the Town of Carmel Planning Board. The

current shooting activity which is pointed towards Green Briar, HH, and Somers Land Trust Property, allows for the lead shot to go into our soil and wells which provide our drinking water. The WWGC is looking to expand the number of shots fired towards our property with the addition of (14) shooting stations. An email blast with an explanation has been sent out to the community, requesting residents to submit a letter to Carmel Planning Board to deny the application for this expansion. There is also a link provided to attend tonight's Carmel Planning Board meeting. If you have not received the email blast, please call, or visit the Society office for instructions. There will likely be a public hearing at their next Board meeting sometime in April.

- The Food Pantry in Somers continues its request for donations. The next Food Drive will be on April 4th at Pool 5 from 1 p.m. to 3 p.m.
- Dom Rubino commented that the Town of Somers and Supervisor Robert Scorrano are very concerned about this issue and will be present at the Carmel Town Planning Board meeting. Mr. Scorrano is requesting copies of our resident letters to also be delivered to the Town of Carmel office. A second email blast will be sent tonight with a different letter to use that will copy the Town of Somers

Emergency Preparedness Committee – Jack Mattes, Chair:

- We are currently active as an emergency shelter.

Somers Town Update – Bruce Prince:

- Proposal for preliminary subdivision and open development area application for subdivision of two parcels into three residential lots, accessed off Green Tree Road through Town right-of-way and NYS DOT easement areas. This application is causing controversy because access road would cross an existing bike trail.
- Tractor Supply Company is waiting for its final approval to move into Baldwin Place.

Library – Deica Ruiz, Chair:

- For the month of April, we are adding 15 new books, including popular authors Harlan Coben, Danielle Steel and J.A. Jance, as well as a book about Edgar Allan Poe – Mystery of Mysteries.
- A quick reminder about donated books – the Library accepts hardcover books published within the last year that we don't already have in our collection. The books must be in excellent condition and be of interest to our diverse population.
- The Library Comm will be meeting at the end of April and perhaps in May we will have additional offerings. Ideas are welcome.
- Please remember the Library is now open from 10 am to 3 pm, Monday through Friday. You may reserve a book by calling us at 914-276-7655 and leaving the name of the book and your contact information. You can also visit the Library tab on hhsociety.org to search for books by title, author and genre.

Health & Safety, Flo Brodley, Chair:

- The Health & Safety Committee is beginning our 2023 schedule with the return of CPR classes. The first class which runs for 4-1/2 hours brings American Red Cross certification for those who have need of it. The class on April 11th is full; however, we will be having a Community CPR class in the fall, also under the direction of our Security Commander, Dave Jacobsen and we thank him for his time and expertise. Look for further information in the email blasts and the newsletter.
- This committee has always endeavored to present the most up-to-date, well-established medical procedures and news; this year, we will also add news and procedures from the integrative/holistic side of medicine, by practitioners in the local area, bringing us new perspectives.
- In the past, many of us may remember when vitamins were looked down upon and even reviled; today even doctors themselves will tell you about the supplements they are using to benefit their overall health. It took the medical establishment almost 40 years to accept chiropractic practitioners as doctors and more years to recommend their methods; now, this practice is regularly used, and Medicare and other health plans cover

costs as just another procedure to aid us. In May, we will be introducing a new chiropractic practice dealing with prevention and treatment of sports and other injuries so watch the upcoming news.

- Our next April program will be on nutrition and will be held on Thursday, April 27th at 1:30pm in the Game Room. Jackie Horne, a Board Certified Dietitian from Northwell Health will offer the program “Does Food Reduce Your Risk of Cancer?” which will talk about developing positive health & eating habits to lessen your risk of cancer and other chronic diseases.
- A housekeeping note from a resident’s question: You cannot count on Health & Safety for programs on a certain day and time as does the Discussion Group or Continuing Education because we must adjust to the various schedules of medical and wellness personnel; however, like our sister organizations, you can count on our members to offer interesting, educational, and dynamic presentations each month.
- Blood Pressure screenings will continue the second Friday of each month by nurse Ellie Eidam, with the help of Alicia Brescia, and we thank them for their steadfastness on behalf of our residents.
- The March newsletter included a Help Wanted ad from H&S and I have received a few calls that we are acting upon. If there is a topic which interests you, please contact me at flo613@comcast.net and we will continue to look into providing such a program.
- 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 – Pool Committee:

- We had our first meeting of the 2023 season, and we added one new resident to the Committee. New ideas are always welcome. The Committee is made up of nine members and two Society Board members. Our proposed updates for the pool rules will be submitted to the Society Board this week in time for the May Newsletter.
- Opening day this year will be Memorial Day weekend, Saturday, May 27th pending Society Board approval. Beginning Saturday, June 17th all pools will remain open for the remainder of the season. The end of the regular pool season (before any extensions) will be the end of the day on September 4th. Details will be posted in the May Newsletter.
- Water Aerobics classes have been planned for July and August with the same instructors as last season.
- Residents must present their ID with a 2023 pool sticker to gain entrance.

Security - Dave Jacobsen, Prosegur Supervisor:

- March stats: 28 security calls 56 medical calls, 5 fire alarms / CO detectors, 57 service calls, 9 maintenance emergencies, 5 parking violations, 2 car accidents; a total of 162 for the month, year to date 374. Calls to the Security Office should be for security, medical and safety related emergencies only.
- The warm weather is approaching, drivers please be aware of walkers, and pedestrians please walk facing traffic.
- When to call 911 – If you have a Police, Fire Dept or EMS emergency, your first call should be to 911. These dispatchers can map your call to your address in case of a lost call. Our security office does not have the capability to map your call to your location.

Operations Report – John Milligan, Property Manager:

Permit issues

- We are continuing to work with the Building Department to resolve a longstanding open permit issue related to the Society office conversion, dating back to 1997.

NYSEG

- NYSEG has already begun their final infrastructure replacement work in Condo 18. Only one Condo is remaining, Condo 23. We will meet with NYSEG and others to identify areas where restoration of the grounds has been unacceptable, and make sure they are restored in a satisfactory manner.

Pools

- Pool season will soon be underway and we are already making preparations. We have submitted plans to the DOH for replacement of mechanical equipment at Pool #3, but we still do not have approval to begin work. Pool #3 equipment is about 30 years old. We hope to receive approval during this pool season and have plans to begin work at the end of this season in September. This cost is part of the current 2023 budget.

Tennis

- In approving Oval Tennis for tennis court maintenance this season, we are hoping to establish a date as early as possible, depending on weather, to have our four turf courts groomed and made ready for play. Until those turf courts are ready, Courts #6 & #7 are ready to go immediately, and we will begin to blow leaves off as required by the beginning of April.
- All turf courts currently have beige/white colored sand. It's been requested that we try and use green sand to improve its appearance. Court 4 will be the first and if the results are in our favor, we will convert over to using green sand on all turf courts, with the agreement of the Tennis Committee.

Fitness Center

- We are concerned about the cost of repairs to equipment in the Fitness Center, some of which can be attributed to misuse of the equipment. Holding on to the plastic console while working out or getting on or off the equipment has led to damaged consoles which can cost between \$800 to \$4,000 to replace. If you are unsure as to how to use a particular piece of equipment, please ask our staff for help.

Insurance

- Because many of the Society insurance policies are up for renewal May 1st, we are reviewing the overall impact of insurance costs on the Society budget. Society has 13 separate insurance policies, 8 of which include the general liability, auto, umbrella as well as several other policies, all through our broker, Gerelli Insurance. This past year these items had a cost to Society of \$331,250, or about 5 ½% of our overall budget.

Other

- At future meetings we will be reviewing with residents other costs which make up our budget. Next month we will address utility costs, including electricity, cable, communications, phone, etc.

There being no further business, a motion was made to adjourn the meeting at 2:20 pm. Motion passed.
The next Board meeting is on April 19th at 1:30 pm.

Respectfully submitted by:

Deica Ruiz

Secretary, Heritage Hills Society, LTD