

HERITAGE HILLS SOCIETY
Board of Directors
Meeting Minutes – April 19, 2023

Meeting commenced at 1:30 pm

Motions:

- To approve renewal of our insurance policy package with Gerelli Insurance for 2023/2024 – motion passed.
- To approve revised shuttle bus schedule, eliminating the 2:45 p.m. and 3:45 p.m. midday runs – motion passed.
- To approve the purchase of three new pieces of fitness equipment and the purchase of an operable window for the Fitness Center – motion passed.

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

Gloria Anderson, 2nd Vice President, greeted everyone in attendance and those watching on Channel 21.

Gloria Anderson asked for a motion to approve the Minutes of the March 22, 2023 Regular Board Meeting. Motion passed.

Bylaw Amendment - Alan Tepper, Committee Chair:

- The results of the ballot vote on the Purchaser's Contribution Bylaw Amendment are as follows. Votes for approval – 894, votes for disapproval – 459, invalid ballots – 85. The amendment was approved.
- Invalid ballots are ones where neither the unit number nor owner's name was written on the outer mailing envelope, preventing HH Society from verifying the legitimacy of the ballot.

Gloria Anderson, 2nd Vice President:

- Once the bylaw passed, the Board of Directors agreed to adopt a policy to interpret the bylaw amendment for our community. The policy states that, effective July 1, 2023, the initial amount of the contribution is \$1,500, regardless of the size or model of the unit being purchased. The amount of the contribution will be reviewed annually in conjunction with the Board's annual budget review process and may be adjusted or increased based on budgetary considerations, at the Board's discretion.
- A Purchaser's Contribution will not be collected in the following circumstances:
 - If a current HH unit owner sells the unit in which s/he resides and purchases another HH unit in which to reside, the Purchaser's Contribution will not apply. The current owner's purchase of any additional units will be subject to the Purchaser's Contribution.
 - Units changing hands upon death of the Society member. The Purchaser's Contribution will not apply when someone inherits a unit via a Trust or a Last Will and Testament or upon transfer to a joint owner of the unit, including a deceased owner's spouse or domestic partner.

These exclusions may not be all inclusive and may be added to as the Board deems necessary.

Financial Report – Bill Harden, Treasurer:

- March income was \$522,722 and expenses were \$394,263. Keep in mind that the first 4-5 months of the year are when we develop a surplus. Pool season which is June, July, and August is when we run deficits. During the closing months of the year, when large projects are in progress, is when we break even or run a surplus.

- By the end of the year, we will be able to pay back our savings account the funds that were borrowed to balance this year's budget.

Insurance Report - Bill Harden, Treasurer

- We are renewing our insurance policy with Gerelli Insurance for the year 2023/24; there is a 13% increase in premiums this year; we had budgeted a 9% increase. The initial proposed increase was higher, however Ms. Gerelli recommended we lower our umbrella policy from \$25 million to \$15 million, and remove flood and earthquake coverage. Deborah Gerelli's original proposal was for a \$25 million umbrella policy with a premium of \$38,492. The premium of the new liability package policy is \$81,044.
- In addition to liability, we have other insurance policies; these include Directors and Officers policy at \$5,639, crime policy at \$1,518.75, cyber liability policy is \$1,054, and volunteer accident policy is \$300.
- Mr. Harden made a motion to approve the new insurance policy, which includes an umbrella policy of \$15 million. Ms. Ploss voted no for the umbrella reduction, yes for removal of flood and earthquake coverage; the motion passed.

Activities Committee – Ann Harper, Co-Chair:

- We have no new Classes or Activities to report this month, but I do hope you are enjoying the vast array of offers that we do have. Resuming Activities are Concert Society with a concert held in May, and the Theatre Group who are working on a new production for us. I hope you are receiving our newsletter and eblasts. If you are not signed up to receive eblasts, please contact the Activities office for help with signing up.
- If you have an idea for a new Club or Activity, you can pick up an application form at the Activities office.

Audit Committee – Jack Mattes, Chair:

- Our Audit is currently in progress with our accountants. We anticipate it will be another month before we have the report.

Communications/Website/Newsletter – Annette Bensen, Chair:

- In keeping our website updated, we are requesting that Clubs and Condos submit updated contact information to the Activities office.
- Newsletter: The May issue is on schedule with information on Activities, Classes, and Clubs.

Fitness Center – Annette Bensen, Chair:

- The Fitness Center is getting new equipment and John Milligan will report on that.
- As of January 1st, the FC will open at 4:00 a.m.

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

- This year's event is scheduled for Saturday, September 9, 2023. New and old residents are welcome to attend. We will continue with the Expo layout, which was a success and well received. More information to arrive in the coming months.

Society Board Elections - Alan Tepper, Committee Chair:

- On a yearly basis, the Society Board has five (5) seats that are up for re-election.
- A community-wide announcement of the election has been mailed asking residents for interest in running for the Society Board of Directors.
- We've received a response from our incumbents, all of whom are running for re-election.
- We welcome and encourage residents to consider becoming involved.

Digital Records Retention - Jay Wright, Committee Chair:

- Society's historical records, files that we are to "retain permanently," are under a review process to transfer over to a digital format.
- We are in the process of auditing approximately 27 boxes with a standard operating procedure of identifying each document. At the completion of this process, we plan to have all of Society's historical records professionally digitized for safer storing.
- We anticipate the auditing process will take 3 months to complete.

Meadowlark Park – Patricia Ploss, Chair:

- Trails: This month our landscaper will determine the measurements and costs for the extension of one of our trails.
- Park Place: You can now find board games at Park Place. Joe Rocha and Marcus Lovell have built a terrific bookcase for storage of children's books and games. We are happy to accept donations.

Landscaping:

- I hope you are enjoying the daffodils; they seem brighter than ever.
- Spring plantings will be next month.
- Our generator located outside of the AC will be receiving shrubbery to screen it from view.

Community Affairs Committee – Jack Mattes, Chair:

- The April 4th Food Drive was a success thanks to our wonderful HH community. The Somers Food Pantry received over 80 bags of donated items and over \$1,000 in monetary donations.
- There is a school board election on May 16th and there are four (4) candidates running to fill two (2) open positions. Please consider voting.
- In person voting will take place at Somers Middle School. Absentee ballots can be found on the school website, at the school office, and the Society office.
- The primary election will take place on June 27th here in the HR.

Emergency Preparedness Committee – Jack Mattes, Chair:

- The smoke alarm program with the American Red Cross is still active. Please contact the Activities office or The Red Cross directly (845) 673-1198 for an appointment.
- There was a small fire in HH which occurred last Friday. The unit was not on the smoke alarm list to receive an alarm and we are unaware if there were working alarms in the unit.
- Please call 911 if you have a fire in your unit and not our Security office.

Library – Deica Ruiz, Chair:

- For the month of May we are adding 16 new books, including titles by David Baldacci, Walter Mosley, and John Sandford.
- The Library Committee will be meeting next week to discuss what is next for the library.
- Please remember the library is now open from 10 am to 3 pm, Monday through Friday, thanks to our wonderful volunteers. You may call us at 914-276-7655 to reserve a book and leave the name of the book and your contact information. The full list of books can be found at hhsociety.org, under the library tab.

Health & Safety, Flo Brodley, Chair:

- Our first class in CPR training went off without a hitch and we are looking forward to the fall session on Community CPR class under the direction of our Security Commander, Dave Jacobsen. Look for further information in the email blasts and the newsletter.

- Thursday, April 27th at 1:30pm in Lake Lodge, Jackie Horne, a Board-Certified Dietitian from Northwell Health will offer the program “Does Food Reduce Your Risk of Cancer?” about developing positive health & eating habits to lessen the risks of cancer and other chronic diseases.
- May will bring us programs about the importance of keeping your body in good shape: Saturday, May 6th at 10:30 am in the HR, Beauty and the Beast, a holistic program, will be offered by Patricia Lucciardi, thermography technician, who will present a program that introduces a safe and pain-free way to check on your breasts and will also explain how environmental estrogens, the lymphatic system and even dental issues contribute to breast health. This program is open to men, as well.
- Friday, May 19th at 10:30 am, Frank Turchioe, Somers chiropractor will speak on proper ergonomics for your home and workplace as well as sports injury prevention, particularly for neck and back, applicable for all ages.
- Blood Pressure screenings will continue on the second Friday of each month by Nurse Ellie Eidam. Ellie reminds us that you may bring your blood pressure machine to her for a quick checkup.
- As always, we encourage residents with health and safety backgrounds to contact me at fl0613@comcast.net with their resume, if they wish to join our committee.

Pool Committee – Joan Sotille:

- We are currently in the process of pool sticker distribution.
- Our proposed updates for the pool rules have been submitted to the Society Board for approval as well as opening dates and times for the 2023 pool season.
- Pool rules and opening dates will be published in the May Newsletter and posted on our website. Rules will be posted at pools and will be sent via eblast.
- Guest policy changes have been submitted to the Society Board, please keep a look out for any updates.
- Water Aerobics classes will be held Monday through Friday at 9 a.m. at pool 4 during July and August.
- Pool permits have been submitted and new pool furniture has been ordered.
- Food, snacks, and/or glass containers are not permitted in the gated pool area.
- Residents must present their ID with a 2023 pool sticker to gain entrance. Junior ID card holders will also require a pool sticker.

Security - Dave Jacobsen, Prosegur Supervisor:

- March stats: 26 security calls 55 medical calls, 9 fire alarms / CO detectors, 44 service calls, 15 maintenance emergencies, 3 parking violations, 1 car accident; a total of 154 for the month, year to date 528. Calls to the Security office should be for security, medical and safety related emergencies only.
- We had two fires this month, one fire occurred at the stove, please do not walk away while using your stove. The second fire was in the kitchen garbage can due to a lit cigarette.
- The water main break that occurred on Easter overwhelmed the Security phone lines with over 200 calls preventing any emergency calls from getting through. We have one dispatcher in the office. Please contact Veolia directly when experiencing a water main break.
- 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. Our office monitors all 911 calls and will be present as well for those emergency calls.

Operations Report – John Milligan, Property Manager:

Expenses Discussion

- With the new bylaw amendment passed, many of us realized the need to communicate more effectively with our residents concerning Society’s finances. Not only major expenditures but the day-to-day expenses necessary to run our facilities. Last month we briefly discussed insurance costs which are over \$300,000

annually to maintain our 13 different policies. Today we will review our utility expenses that total nearly \$300,000 per year.

- 2022 utilities expenditures, totaling \$290,000:
 - NYSEG: 78 invoices monthly totaling \$115,000, of which \$39,000 is streetlights. Using LED lights does help with costs and has been installed throughout Society's buildings, pools, and equipment
 - Heating oil – \$76,000
 - Veolia Water and Sewer - \$36,000
 - Communication (Comcast/Verizon/Verizon Wireless) - \$34,000
 - Propane - \$28,000.
- Building related expenditures:
 - Activities Center - \$80,000
 - Fitness Center - \$43,000
 - Lake Lodge - \$36,000
 - Maintenance Yard - \$22,000
 - Park Place - \$9,500
- Pools - \$56,000 (utility expenditures)

Shuttle Buses

- Each year, the Society Board is constantly reviewing our expenditure and determining if any cost-saving measures can be put into place. This year we looked at the midday bus service and found that our 8 hourly midday runs to various locations were under-utilized, with typically only two or three passengers per run. The Board has decided to condense this service to 6 runs, eliminating the 2:45 p.m. and 3:45 p.m. midday runs. Last week's ridership sheet reveals that the 2:45 p.m. bus had two riders on Monday, one on Thursday and the 3:45 pm bus had one rider on Tuesday. There were no other riders on either run that week. We plan to put the new schedule into effect starting Monday, May 1st. Posting will be sent out via eblast. Reducing our bus driver's hours by two hours per day will save our residents about \$11,000 over the course of a year.
- A motion was made to approve the new shuttle bus schedule which eliminates the 2:45 p.m. and 3:45 p.m. midday runs – motion passed.

NYSEG/Veolia

- Will speak with Veolia concerning repaving plans to repair damage due to the water main break and permanent asphalt repairs in several locations.
- NYSEG has already begun their final infrastructure replacement work on Condos 18 and 23 which are almost complete.

Pools

- Insite Engineering is scheduled to survey the Pool #4 area this week which is the first step towards our engineering company designing a repair strategy for that pool. Once a set of plans has been created, we can begin to put costs together along with a schedule for submission to the Dept. of Health and ultimately a timeframe for repairs to get underway. This will result in the closure of Pool #4 for much of, if not all of a pool season. We have drained down Pool #4 and will seal the pool walls to the extent possible to minimize leakage for this pool season. The challenge is that this leak is not related to piping or mechanical equipment but rather it is the pool structure itself which is leaking.
- New pool furniture is expected this week and our maintenance staff is busy preparing for the pool season.
- We are still awaiting Dept of Health approval for replacement of the mechanical equipment at Pool #3, with the expectation that this can be done at the end of this pool season.

Tennis

- The initial reconditioning of our 4 turf courts is scheduled for the week of May 1st, although Oval Tennis has committed to beginning work next week if their schedule and the weather permits. Until the turf courts are ready for play, Courts 6 & 7 are open and available.
- The lights at the platform tennis courts are very old and need to be replaced. The existing lights will be replaced with LED fixtures over the new couple of weeks.

Fitness Center

The Fitness Center Committee and staff have made recommendations to purchase three machines: a Pec Fly/Rear Deltoid machine, a seated elliptical w/standard console and an upright bike with Envision console. In addition they have recommended installing an operable window to introduce fresh air when AC is not required. The equipment and window, which total \$17,488, are within the \$20,000 allocated in the 2023 budget. A motion was made to approve the purchase of the equipment and the operable window. Motion passed.

Miscellaneous

- A small section of storm water pipe will be replaced opposite the 9-12 cluster.
- The honeybees have arrived via the U.S. Postal Service and have been installed in the hive. Because there are bears in the area, a 12 volt fence has been installed to keep them away from the hive. Our resident expert, Mr. Mittag, may hold a couple of education sessions concerning the important of honeybees to our environment.

New Business

Annette Bensen, Board member and resident of Condo 18, asked what measures we have in place to inform residents of emergencies during the weekend, such as occurred during Easter Sunday when a water main burst. Gloria Anderson suggested a request should be made of Veolia to send announcement during such emergencies, and individual condos could possibly notify their residents.

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 May 17th at 1:30 pm.

Respectfully submitted by:

Deica Ruiz

Secretary, Heritage Hills Society, LTD