

HERITAGE HILLS SOCIETY
Board of Directors
Meeting Minutes – December 13, 2023

Meeting commenced at 1:30 pm

Board members in attendance: Gloria Anderson, Gene Archer, Ann Harper, Joe Kelly, Jack Mattes, Patricia Ploss, Bruce Prince, Dom Rubino, Deica Ruiz, Art Singer, Alan Tepper, Carol Vartuli, and Jay Wright. Karl Milde and Dorinda Haskel were absent. John Milligan and Paul Cirillo 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 November 15, 2023, Regular Board Meeting. Motion passed.

Financial Report – Gene Archer, Treasurer

- November income was \$504,939 and expenses were \$610,710, leaving a deficit of \$105,771. This deficit was anticipated due to the scheduled capital projects of road paving, FC boilers, and road striping. This will not impact on our year end surplus.
- Two items that have helped us in 2023 are the Purchasers Contribution Policy, which has produced \$81,000 since July, and the Employee Retention Tax Credit of \$100,000 received for keeping our employees active during Covid.
- The challenge for 2024 is that we will not see a tax credit, but the Purchasers Contribution Policy will continue with an anticipated average of 10 sales per month.
- At our next meeting, I will present how we develop and manage our budget.

Willow Wood Gun Club – Gloria Anderson, 2nd VP

The Somers Land Trust filed an Article 78 proceeding against the WWGC which was submitted to the Putnam County Supreme Court on October 10th. We don't yet have a decision and decisions usually come out around the 60-day mark. An update will be provided as more news arrives.

Activities Committee – Ann Harper, Chair

- Ted Talks returns this Friday from 3 pm – 5 pm, with short videos shown followed by discussions.
- The Photo Club returns with its first meeting on January 12th at 2 pm in Room 2.
- The Spanish Club met last week and welcomes newcomers for improving their Spanish conversation.
- The book club *Friends of Literature* will continue to meet once a month on Tuesdays from 2 pm – 3:30 pm.
- Details of all activities arrive via Eblast and are posted in the HH Newsletter.

Communication/Website – Carol Vartuli, Chair

- New members have joined our Standing Committee.
- We plan to focus on understanding how residents seek/receive information. We are reaching out to Condo communities to better understand the needs of our residents to improve our channels of communication on the digital level. The goal is procuring a streamlined easy to use website that includes valuable community information.

Fitness Center – Alan Tepper, Chair

- There are two treadmills out of service which are scheduled for repair by a technician.
- Replacement parts have been ordered for several pieces of equipment however, all are currently in service.

- Mary and Jonathan continue to do consultations with resident clients and can tailor the program to meet your needs and abilities.
- Effective Monday, December 11th, we are requiring people to change their shoes before entering the FC.
- In November there were 3,477 swipes into the Fitness Center, and 573 swipes into the Gym.

Newsletter Committee – Gloria Anderson, Chair

- The latest issue of our newsletter arrived in mailboxes about December 1st. It is the first issue published by our new publisher, Halston Media Group, and we hope you are as pleased with it as we are.
- Our committee is busy working on the January issue which will be filled with community news and activities.

Meadowlark Park – Patricia Ploss, Chair

- The 10 cherry trees decimated by deer have been replaced by Maxner at no charge and now have fencing around them for protection from deer.
- The park, playground, tetherball, and horseshoes are all open for use during the winter season.
- Trails are not shoveled during the winter, please be careful.
- Additional trails and new projects are in the works for the new year.

Landscape – Patricia Ploss, Chair

- Our cabbage plants should be disappearing shortly.
- Holiday lights are on and look beautiful.
- Our committee will meet in February to discuss Spring flowers.

Community Affairs Committee – Jack Mattes, Chair

- Toys for Tots was a success again this year and well attended. We had an HO train layout on display from one of our residents. Terry Clifford read two books, “The Night Before Christmas” and “The Night Before Hanukah” to all the children. Once again, we were recognized by the Marine Corps Reserve for our participation, generosity, and outstanding support of the 2023 Marine Toys for Tots Program.

Library – Deica Ruiz, Chair

- In January we are adding 16 new books, including new titles by Danielle Steel, Mitch Albom, Robin Cook and J.D. Robb; the Library is closed on Christmas Day but will be open after that through the end of the year, Monday through Saturday. We will be closed on New Years Day.
- Library hours are Monday through Friday 10 am to 3 pm, and Saturdays from 10 am to 1 pm and are posted on the door. Books can be reserved in person or by calling 914-276-7655 and leaving the name of the book and your contact information. The full list of books can be found at hhsociety.org under the library tab.

Resident ID Card System Committee – Joe Kelly

- We had two representatives of a securities company out of Newburgh perform an onsite walk through. We focused mainly on the FC. Expandability and compatibility are some of the features that we’re looking for in a product in keeping with our current ID cards and card printer. I am now in the process of reaching out to their current clientele for the pros and cons of their system.

Somers Town Update – Bruce Prince

- Construction is underway for a new storage facility on Route 100, with a façade that will improve the area’s appearance. This will replace the existing deteriorating building.
- The Town of Somers Planning Board Agenda is the Condo 29 request for two (2) 3-way stop signs in Heritage Hills at Westridge Drive & West Hill Drive, and Westridge Drive & Waterview Drive. Waiting on updates.

Ad-Hoc Committee / Alternate Energy Committee - Energy Sources for Society Facilities – Bruce Prince

As per John M., we’ve had inquiries from the vendor we last spoke with who are open to discussing a reduced price for geothermal heating for LL. We hope to use LL as an example for Condos that would be interested.

Health & Safety – Flo Brodley, Chair

- Thank you to the Board for their ongoing support. We will have new items on the schedule for 2024, please look for us in the HH Newsletter and email blasts.

Security – Paul Cirillo, Prosecur

- November stats: 56 security calls, 10 burglar alarms, 71 medical emergencies, 0 car accidents, 59 service calls, 7 parking violations, 3 maintenance calls, and 6 fire alarms.
- When to call 911 – For a Police, Fire Dept or EMS emergency, your first call should be to 911. These dispatchers can map a call to your address in case of a lost call, which our security office do not have the capability do. Security monitors 911 calls and will be present as well for those emergency calls.

Operations Report – John Milligan, Property Manager

Line Striping

- Road safety is a major concern and the reason we have speed humps in certain locations and now have two speed signs that are moved around the property as a reminder for speed.
- A street sweeper ran along the curb line of the Society maintained roads. The intent was to remove leaves, debris, and dirt from the white lines at the edges of the roads with the expectation that it would improve the visibility of the white lines. The Board is aware of the added safety provided by highly visible lines on our main roads which is why the yellow lines and many pavement markings and stop bars were repainted this fall. Although the cost of about \$0.50 per foot to re-paint a single stripe seems reasonable, when you consider that our 13 miles of roads represent 68,640 feet to be painted, the total cost is significant. The two white lines would double that footage. The Board will continue to pursue options to make our roads safer for both walkers and drivers.

Tennis Courts

Windscreens and nets have been removed from the turf courts as a safety measure for the winter months. Courts 6 and 7 remain open for use during the winter as well as pickle ball courts, weather permitting. As a reminder, these courts are painted, therefore salt cannot be applied if it snows. Platform tennis courts are also open and have heated floors which can melt *some* snow.

Pools

Pool 3 repairs of mechanical equipment continue to wait for DOH approval to begin work. Pool 4 major repair plans are just about ready to submit to DOH for review. In the meantime, both pools will be available for use during the pool season while we wait for the DOH.

New Business

Patricia Ploss offered a special thank you to our Maintenance Staff, who continue to keep our facilities operational, clean, and painted. The group of eight is headed by Marcus Lovell who not only leads but teaches new skills. Julius Domingo, Joe Rocha, DuShawn Richardson, Walter Mogrovejo, Wolmar Rodrigues, Mike Russo and Jim Puff, whose combined talents under Marcus' leadership have saved hundreds if not thousands of dollars by their talents. They handle most jobs in-house so that we don't have to hire outside vendors.

There being no further business, a motion was made to adjourn the meeting at 2:09 pm. Motion passed. The next Board meeting is on February 21, at 1:30 pm.

Respectfully submitted by:
Deica Ruiz, Secretary
Heritage Hills Society, LTD