

HERITAGE HILLS SOCIETY
Board of Directors
Meeting Minutes – May 22, 2024

Meeting commenced at 1:30 pm

Motions:

- To approve the renewal of our insurance policy package with Gerelli Insurance Agency for 2024/2025 – motion passed.
- To approve W.A. Kelly to replace a section roof and three skylights at Lake Lodge for \$56,900 - motion passed.

Board members in attendance: Gloria Anderson, Gene Archer, Ann Harper, Dorinda Haskel, Jack Mattes, Karl Milde, Patricia Ploss, Bruce Prince, Deica Ruiz, Art Singer, Alan Tepper, Carol Vartuli, and Jay Wright. Joe Kelly and Dom Rubino were absent. John Milligan and Robert Casasanta were also in attendance.

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

Deica Ruiz requested a motion to approve the Minutes of the April 17, 2024, Regular Board Meeting. Motion passed.

Financial Report – Gene Archer, Treasurer

- April income was \$522,145 and expenses were \$484,902, leaving a net gain of \$37,243.
- We are moving into our summer months when we will begin to see our seasonal expenses.
- In this second half of the year, we will show a deficit due to unanticipated expenses.
- Motion requested for the renewal of our insurance policy package with Gerelli Insurance Agency for 2024/2025 – motion passed.

Activities Committee – Ann Harper, Chair

- “Sound Healing Meditation,” a combination of meditation and yoga using Tibetan singing bowls, will be held Thursday, June 6.
- Date of the “Fall Prevention and Balance” is to be determined.
- The next newsletter will provide information on how to bring a new Activity/Class/Club to HH.
- Details of all activities will be sent via Eblast and are posted in the HH Newsletter.

Audit Committee – Jack Mattes, Chair

The Audit Committee has received the draft Audit from our accounting firm. The first committee meeting is scheduled for next week to review the audit and seek approval from the Finance Committee.

Community Affairs Committee – Jack Mattes, Chair

- The Annual Art Show will be held Saturday and Sunday, September 21 and 22. We look forward to seeing new creations by our artists.
- June 25th is the Primary election date for Westchester County DA, voting will take place in the HR.

Communication/Website – Carol Vartuli, Chair

The new website is “mapped” at this point, and we are looking to integrate some of the moving parts in the next several weeks. We plan to launch the site on September 20th and to host training sessions in the HR.

Fitness Center – Alan Tepper, Chair

- All equipment remains in a state of good repair. Two TV remotes for recumbent bikes 2A and 2B are missing. An e-blast requesting the remote be returned has been sent to residents.
- As people get accustomed to the new equipment the feedback has been almost universally positive.
- The new ID card readers have been activated. As of Monday, May 6th a valid ID card is needed to enter either the Gymnasium or the Exercise Room. Because the old ID card system has been decommissioned, no usage statistics are available for April.

Meadowlark Park – Patricia Ploss, Chair

- The Cherry trees have bloomed, and we look forward to many years of enjoying them.
- “Food Truck Thursdays” begins May 30th, starting BBQ the first week, then Pizza, Tacos, Road Grub, and Italian, and there will be an ice cream truck. Trucks are scheduled through Labor Day except for July 4th.
- The awning is up, and tables and chairs are out at Park Place.
- Committee goals for 2024 are new park benches, a 400-foot extension of the Warren Trail, and maybe a gazebo.
- Thanks to Karl Milde, on July 18th there will be a concert in the park, with a rain date the following Saturday.

Landscape – Patricia Ploss, Chair

- Please enjoy the spring plantings which have arrived this week.
- Our committee continues its efforts to make improvements to the following areas: a) parking lot islands at Pools 4 & 5, b) an area by Pool 1 Tennis court, c) a hill in the parking lot west of LL, and d) the pond area between LL and Prime Pub.
- Thank you to Joanne Meder and Susan Statkowski-Rivalsi for the beautiful two-page spread of pictures in our Newsletter of this year's spring plantings.

Newsletter Committee – Gloria Anderson, Chair

The June issue should be in your mailboxes by next week. We are happy to welcome two new members to our committee, Patricia Adams and Rosetta Benson.

Library – Deica Ruiz, Chair

For June we are adding 17 new books, including a John Grisham titled *Camino Ghosts*, and a nonfiction book – *The Black Angels, the Untold Story of the Nurses Who Helped Cure Tuberculosis* by Maria Similios, among many others. The list of June books will be posted outside the Library and you are welcome to reserve one by calling 914-276-7655 and leaving your contact info and the name of the book.

Visit us soon, we are open Monday through Friday from 10 am to 3 pm, and Saturdays from 10 am to 1 pm.

Society Board Elections – Deica Ruiz, Committee Chair

Ballots were recently mailed to unit owners. Completed ballots must be received by 1:00 pm on June 18 to be valid. Remember to choose up to, but not more than, five candidates. The ballots can be mailed to the Society office or dropped in the marked box located in the Activities lobby. Election results will be announced at the Annual Meeting on June 26.

Just a reminder, this evening we have Candidates Night at 7:00 pm in the Heritage Room. This is an opportunity to hear from each of the candidates before voting. The five incumbents and five new candidates will each speak for three minutes, followed by a question-and-answer session where in-person or emailed questions will be answered. We look forward to seeing many of you this evening.

Pool Committee – Dorinda Haskel, Chair

- Pool season begins this Saturday, and all Lifeguards have completed their training and orientation.

- Please remember to bring your new ID card with your pool sticker. The Activities office will be open on Saturday for new IDs.
- This year food is being permitted in the pool area, as long as residents carry it in & carry it out.

Welcome to HH Committee - Dorinda Haskel, Chair

Sunday, September 29th is the annual Welcome to Heritage event. We encourage old and new residents to attend and hear about our Clubs and Activities. We plan to have tables set up, creating an easy flow. We look forward to seeing everyone. More details to follow as more information develops.

Somers Town Update – Bruce Prince

- The new storage facility on Route 100 is in progress.
- A new bronze elephant statue atop a tower has been installed in front of Town Hall.

Health & Safety – Flo Brodley, Chair (Read by Karl Milde)

- Wednesday, May 29th at 1:30 pm in the Heritage Room, a special presentation will take place with representatives of Optum, one of our most important health providers in the area. This program will feature a panel of officers and medical professionals including Dr. Jon Nasser, Optum's President, and Chief Medical Officer. They will highlight their efforts to address myriad concerns and provide the health care we all need and expect from our medical providers.
- If you have trouble with your knees, you will want to attend the next Dr. Victor Khabie's program called "Oh, My Aching Knees!" Last year's program on the shoulder was an unexpected comedy show, a good way to learn about the joint's anatomy and function. Join us on Wednesday, June 5th at 7 pm in the Heritage Room for another evening of excellent information and hilarity from this one-of-a-kind medical professional.
- The Health & Safety Committee and 10-A-Men are co-sponsoring a program on Men's Health to be given by internist Dr. Rajiv Punn on Wednesday morning, June 26th in the Heritage Room. Member Leslie Guttman will introduce the good doctor and as President Mike McBride says, "Ladies are always welcome!"
- Nurse Ellie Eidam continues to provide blood pressure screenings in the Game Room on the second Friday of each month. You may bring your home blood pressure machine to be checked for accuracy.
- The free File of Life kit is a good way to inform our Security EMTs and other professionals about the medical background of each resident, which may be needed during an emergency. They may be picked up at the Security, Society, or Activities Offices.

Security – Rob Casasanta, Prosegur

- April stats: 43 security calls, 74 medical emergencies, 2 car accidents, 89 service calls, 5 parking violations, 3 maintenance calls, and 6 fire alarms.
- May 19th – May 25th is EMS Week, acknowledging the EMTs and Paramedics that serve our community.
- June 1st - June 7th is National CPR and AED Awareness Week. Our Security team will offer hands-only CPR demonstrations on June 4th from 4 pm – 7 pm at LL Rm. 3, and Thursday, June 6th from 10 am – 2 pm in Room 2/3 of the Activities Center. Everyone is welcome to attend.

Operations Report – John Milligan, Property Manager

Lake Lodge: Several quotes were requested from roofing contractors to replace the larger (and remaining) flat roof section on Lake Lodge. This replacement is included in this year's budget, and work will consist of tapered rigid insulation, a new TPO membrane roof system, roof edge flashings, and three new skylights over the yoga studio. W.A Kelly replaced the maintenance garage roof and the smaller flat roof at Lake Lodge, and was the only company to quote replacement skylights. A Motion was made to approve using W.A. Kelly for this work at a total cost of \$56,900 – motion passed.

This is part of an ongoing effort to replace and/or repair aging infrastructure. When this project is complete, we will have replaced roofs in their entirety on Lake Lodge, the Fitness Center, and our maintenance garage. This is in addition to new boilers in the Activities building and the Fitness Center and new rooftop AC units over the

Heritage Room and the Fitness Center. We are currently in the process of evaluating upgrades to the heating and cooling system in Lake Lodge.

Paving/Drainage: The roads and drainage system in Heritage receives more funding annually than other necessary repairs and replacement. They represent nearly \$500,000 across two different budget categories. This year so far we have expenditures for drainage work almost equal to our yearly budget of \$125,000.

Several expensive drainage projects were recently completed: Underdrains in the Activities parking lot, underdrains at the three-way stop, replacement of two large CMPs at East Hill Drive & Heritage Hills Drive, the replacement of two sections of CMP in Condo 1 (Society responsibility), and repairs to numerous catch basins throughout the community.

The Board will soon open and evaluate sealed bids from several paving companies and will award a paving contract for work that should begin sometime in June. It will signify an additional investment of roughly \$300,000 towards maintaining the integrity of the 13 miles of Society-maintained roadways in Heritage Hills.

New ID Card System: Since Friday, April 19th, we have issued just under 2,200 new cards. The new system has gone live in the Fitness Center with very few issues. Cards are available in the Activities office on weekdays between 9 AM and 5 PM and Saturdays between 10 and 2 PM. New ID cards, which will include a 2024 pool sticker, are needed to use the HH pool this summer. Old ID cards will not be accepted at the pools.

Pools: Four of the five pools are on schedule to be ready for Memorial Day weekend – equipment is working properly, water chemistry is correct, cabanas are clean and fully functional, and pool furniture is clean and in place. There is currently no water in Pool 2 because, starting next week, the coping stones around the perimeter of the pool will be replaced. This work should take about a week to complete, and it is expected that the pool will be filled and the water chemistry and temperature adjusted by Father's Day weekend.

This season Pools 2 & 5 will open at noon on weekdays. Food will be allowed on a trial basis at all pools. Failure to dispose of trash promptly and properly may result in a return to the strict “no food” policy. Additional trash bins will be available at all pools for this purpose.

Meadowlark Park: Starting Thursday, May 30, food and ice cream trucks will be at Park Place from 5:00 PM – 7:30 PM. The adjacent parking lot closest to Park Place will be closed for the day, creating a pedestrian plaza where the food trucks will be located. Those using Pool 1 or Tennis Courts 1 & 2 will need to use the Activities parking lot or the overflow lot above the tennis courts.

It is expected that in June, the 400-500-foot extension of the Warren Street trail will be completed, allowing for a complete loop and a connection to the most scenic overlook in the park.

Stormwater basins: In June, those on West Hill adjacent to the 15 stormwater basins will once again notice a significant effort to clear encroaching vegetation from the basins, a mandatory maintenance responsibility.

Shuttle Bus: A new shuttle bus was ordered six months ago and delivered a couple of weeks ago. Several minor items were left off and we returned the bus to the manufacturer; the bus was returned today. It will be placed in service after we switch out the cameras, radio, and GPS equipment.

There being no further business, a motion was made to adjourn the meeting at 2:15 pm. Motion passed. The next Board meeting is on June 26th, at 1:30 pm.

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