

HERITAGE HILLS SOCIETY
Board of Directors
Meeting Minutes – July 17, 2024

Meeting commenced at 1:30 pm

Motions:

- To approve the appointment of The LaGumina Law Firm PLLC as the attorney for Society - motion passed
- To approve the appointment of Grady CPA PC as auditors for Society - motion passed.
- To approve the named signers for bank accounts, Dom Rubino, President, Gloria Anderson 1st VP, and Gene Archer, Treasurer - motion passed.
- To approve bank depositories: KeyBank, M&T, PCSB, Tompkins, and Webster Bank - motion passed.

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

Gloria Anderson, 1st Vice President, greeted everyone in attendance and those watching on Channel 21.

Deica Ruiz requested a motion to approve the Minutes of the June 26, 2024, Regular Board Meeting. Motion passed.

Gloria Anderson, 1st Vice President – The newly elected officers of the Executive Committee are Dom Rubino, President, Gloria Anderson, 1st VP, Bruce Prince, 2nd VP, Gene Archer, Treasurer, and Deica Ruiz, Secretary. The two newly elected Society Board members are Denise Elliott, appointed to the Finance Committee, and Ralph Fatigate, appointed Chair of the Security Committee.

Financial Report – Gene Archer, Treasurer

- June income was \$518,440 and expenses were \$528,625, resulting in a net negative of \$10,184 for the month due to anticipated pool-related expenses.
- Resolutions for fiscal year 2024-2025:
 - Motion** made to appoint The LaGumina Law Firm PLLC as the attorney for Society - motion passed.
 - Motion** made to appoint Grady CPA PC as auditors for Society - motion passed.
 - Motion** made to appoint name signers for bank accounts, President, 1st Vice President, and Treasurer - motion passed.
 - Motion** made to name the bank depositories: Key Bank, M&T, PCSB, Tompkins, and Webster Bank - motion passed.

Activities Committee – Ann Harper, Chair

There are no new activities to report this month. Details of all ongoing activities are sent via Eblast and are posted in the HH Newsletter.

Newsletter Committee – Gloria Anderson, Board Liaison

The August issue will include a list of returning activities that will begin in September, as well as end-of-school photos of student residents who have graduated from Middle School and High School, and a participation form for the Art Show. Newsletter copies will arrive by the end of July.

Communication/Website – Carol Vartuli, Chair

The new website is scheduled to go live on October 11th with a demonstration in the Heritage Room for residents. It is a vendor-hosted site, designed to be user-friendly, easy to maintain updates, and will provide users access to upload photos and documents. There will be two versions available, a mobile and a portal version. Introduction sessions are in discussion, more details to follow.

Fitness Center – Joe Kelly, Chair

- There was an 11% increase in attendance last month.
- Thank you to our maintenance team for the great job done on the quarterly cleaning, which included the carpeting, the air filtration system, and loose power cables that have been taped to the floor for safety purposes.
- Additional rubber mats have been added in the small weights area.
- Three new weight benches and additional lightweight barbells are planned for the weights area to alleviate crowding.
- Mary and Jonathan are outstanding employees who perform double duty by providing fitness instruction and operational support for all equipment. Their expertise is an asset to our facility.

Meadowlark Park – Patricia Ploss, Chair

- Thank you for the support of food trucks, the response has been overwhelming.
- Tomorrow there will be a band, two food trucks, and an ice cream truck.
- Upcoming food trucks are barbecue, hamburgers and hotdogs, Greek, pizza and Italian. The last trucks will be barbecue on September 5th and pizza on September 12th.

Landscape – Patricia Ploss, Chair

A Committee meeting is planned to discuss Fall plantings as soon as schedules align.

Digital Records Retention - Jay Wright, Chair

The organization of our historic documents with labeling and the creation of file paths has been completed. A vendor is scheduled to pick up the first batch of boxes next week for the scanning facility. As a precaution, the process will be done in two separate batches.

Pool Committee – Alan Tepper, Chair

- The new rule allowing food and drinks into the pool area has been very successful and we are grateful that residents are carrying them in and out.
- If more than 2 people are waiting to use the lap lanes, residents must sign up with the lifeguard. There's a 30-minute time limit in the lap lanes.
- Pool hours: Pools 1, 3, and 4 open 10 AM – 8 PM, Pool 1 lap swimming 8 AM – 10 AM, Pools 2 and 5 Noon – 8 PM (weekdays) and 10 AM – 8 PM (weekends); beginning August 19th all pools close at 7 PM.
- Average daily pool usage (residents and guests): Pool 1: 138; Pool 2: 36; Pool 3: 59; Pool 4: 89; Pool 5: 56.

Community Affairs Committee – Jack Mattes, Chair

- The Annual Art Show will be held on Saturday and Sunday, September 21 and 22 in the HR. We encourage artists of all talents to participate.
- Toys for Tots will be held on December 10, 2024 in the HR. Our Woodshop has begun making its annual contribution of wooden toys. Residents are welcome with or without children.

Welcome to Heritage – Karl Milde, Chair

Sunday, September 29th from 1 pm – 2:30 pm is the Welcome to Heritage event. New and old residents are welcome to attend. Tables will be provided to showcase each Club and Activity. Participating Condo Presidents will be present as well. Invitations have been sent out. Activities and Clubs are encouraged to RSVP and reserve their table.

Somers Town Update – Bruce Prince

- A six-month extension has been approved for the Somers National Golf Club to convert their maintenance building into a Cigar Bar Lounge and Golf Simulator to meet the conditions of approval.
- The Town has approved the construction of sidewalks and pedestrian crossing at the Heritage Hills Drive/DeCicco intersection and the northern side of Bailey Park.
- A Yoga Studio is planned at the former Chase building at 265 Route 202.
- The Town is working on criteria for outdoor dining throughout Somers.

Library – Deica Ruiz, Chair:

For August we are adding 15 new books, including titles by Ann Hood, Joseph Kanon, and Daniel Silva, as well as two new non-fiction.

Our Committee has been brainstorming ideas to bring more residents into the Library and we'll be sharing those in the next couple of months.

We're excited to report that we've averaged 74 books borrowed per week over the last five weeks.

As always, a reminder that the Library is open 10 to 3 weekdays and 10 to 1 on Saturdays. The hours are posted on the door and the website. A list of our newest books is posted outside the Library and on the bulletin board outside the Activities Office.

Books may be reserved by calling 914-276-7655 and leaving the name of the book and your contact information. We hope to see you soon.

Health & Safety – Flo Brodley, Chair

- Last week the program W.I.N.K., or What I Need Known, was presented. The document offered information on home & health, finances, pet issues, and final wishes which each person would complete to share with their loved ones. This remarkable program is a Friends of the Library project.
- Thursday, July 25th, at 1:30 pm in the Game Room of the AC, Homeopathy-What Is It? given by Lauri Grossman, President of the National Center for Homeopathy. This workshop is for those interested in natural ways to deal with ordinary health issues such as improved sleep, canker sores, sun exposure, cuts and bruises, and a greater sense of calm.
- Wednesday, August 14th, at 1:30 pm in the HR is How to Optimize Your Life with Physical Therapy, presented by Steven D'Ambroso, Director of Focal Physical Therapy in Katonah. He'll cover issues such as spine, hip, and knee pain from gardening, sports, and daily activities as well as risk and prevention of falls.
- Tuesday, August 20th at 6 pm the Chair of Medicine and President of the Medical Staff at Putnam Hospital, Dr. Arun Agarwal will present the program An Overview of Sleep Disorders/Changes in Sleep with Age.
- Nurse Ellie Eidam will be offering blood pressure screenings from 9 am to 11 am in the Game Room on the second Friday of the month. You may bring your home blood pressure machine to be checked out 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 any of the Security, Society, or Activities Offices.

Security – Rob Casasanta, Prosecur

- June stats: 55 security calls, 101 medical emergencies, 1 car accident, 85 service calls, 18 parking violations, 16 maintenance calls, and 9 fire alarms.
- The Somers Police Dept. held a seminar on how to avoid internet and phone scams targeting seniors. Two incidents have recently occurred in this community. We had 73 residents in attendance, NYS police, Somers Police, the Westchester County DA's office, and Chase Bank. Another seminar is planned for this fall.

Operations Report – John Milligan, Property Manager

Paving/Drainage

We are nearing the completion of drainage and paving work on the West Hill. The replacement of a 48" drainage pipe in Condo 25 was completed yesterday and that section of the road is once again open to traffic.

This emergency repair across the entire road required closing it to vehicular traffic until complete. Paving continues today in the vicinity of Condo 17, and it is anticipated that all paving operations should be complete by tomorrow. Emergency responders are always kept informed of all road closures.

July 18th Concert

- The Activities parking lot consists of 136 spaces along with 40 spaces in the upper lot and Lake Lodge consists of 76 spaces. There will be two shuttle buses in service that will leave for Lake Lodge when the AC parking lot is full and there will be buses available for the return trip throughout the evening.
- Two portable restrooms (one standard, 1 HC accessible) will be placed alongside the Park Place building.
- The Town of Somers will provide two police officers, an ambulance, and two light towers if the event finishes after dark.
- Additional security and maintenance personnel will staff this event.

New ID Card System

We have issued roughly 3,000 ID cards and we now have full confidence that those using the HH pools and FC are indeed current residents.

Pools

- Due to the heat, pool temperatures have crept up to a level that some people no longer feel refreshed. Our pool heaters are on thermostats, so they are not running once the water temperature reaches the pre-determined setting. If we receive significant rain, cooler nights or cloudy days the pool water temperatures should return to more typical levels. One silver lining is we have been using virtually no propane for the last couple of weeks.
- A pest control company checked each of our five pools to locate and remove any bee nests in the vicinity.
- Residents have asked about Wi-Fi service at Pool 1, and it turns out that this may be relatively easy to accomplish given the proximity of internet service in the Fitness Center. This may allow for a Wi-Fi signal at Pool 1, tennis courts 1 & 2, and the pickleball and bocce courts. Ultimately, this may lead to ID card access at the Pool 1 gates.

Meadowlark Park

The new walking trail extension has been marked out and work should be completed by the end of next week weather permitting.

Stormwater Basins

The clearing of encroaching vegetation has been completed, and inspection and cleaning of outlet structures and infiltration berms will be scheduled and coordinated with Steve Woelfle from the Town of Somers.

HH Entrance Sign

The maintenance staff has removed the HH entrance sign from the main entrance and is rebuilding, repainting, and restoring it. It will return to its place by next week.

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 September 18, at 1:30 pm.

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