

HERITAGE HILLS SOCIETY
Board of Directors
Meeting Minutes – March 19, 2025

Meeting commenced at 1:30 pm

Motions:

- To approve the purchase of a new bus at a net cost of \$77,250 - Motion passed.
- To approve SportTech to recondition and groom the tennis courts at a total cost of \$12,226 - Motion passed.
- To approve three new pieces of equipment at the Fitness Center at a total cost of \$24,695 - Motion passed.

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

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

Gloria Anderson announced that Dom Rubino has resigned from the Board for personal reasons. During his six year term as President, he guided the Board as they implemented many important changes, was instrumental in the purchase of Meadowlark Park, and led the community with a steady hand during the pandemic. Dom will be missed and we wish him well. As per our bylaws, Gloria Anderson, 1st VP, will move into the role of President effective immediately. Dorinda Haskel has been appointed to fill the balance of Dom Rubino's term, and her nomination has been approved by the Board.

Deica Ruiz, Secretary, requested a motion to approve the Minutes of the December 18, 2024 Regular Board Meeting. Motion passed.

Financial Report – Gene Archer, Treasurer

- February income was \$544,620, and expenses were \$418,223, with a net positive of \$126,397. Cash on hand is \$1,097,623.
- The annual budget process begins in October for the following calendar year. About 70% of the budget consists of recurring yearly items, such as contractual work and monthly utility bills. The budget is structured in three sections: Total Revenue, Operational Expenses, and Capital Projects and Repairs. It undergoes review by our Finance Committee and is then presented to Society Board members for a vote. The Finance Committee convenes quarterly to discuss any unanticipated expenses.

Activities Committee – Ann Harper, Chair

- A review of recent new Clubs: a) Senior Care meets once a month, inviting speakers from various local organizations who are experts on a given topic. *i.e.*, “Homecare” and “Thriving in Your Prime.” The latest will be “Nutritionally Yours,” beginning April 28th.
- Details of all activities will be sent via e-blast, posted in the HH Newsletter, and displayed on flyers in the mailroom.
- If you have an idea for a new club or activity, please reach out to Ann or Andrew in the Activities Office.

Society Board Elections – Joe Kelly, Committee Chair

- The announcement is up and running on E-Blast once a week and has been posted in the newsletter.
- The Ballot Counting Committee, comprised of six residents, has been secured.

- We will not need a Nominating Committee if there are fewer than 10 candidates.
- Candidates' Night is scheduled for May 21st at 7:00 PM in the HR.
- Four incumbents are running for five available seats.
- We encourage residents interested in serving on the Society Board to apply by submitting a completed application.

Fitness Center – Joe Kelly, Chair

- In February, there were 3405 swipes into the exercise room and 839 into the gym area.
- Mary and Jonathon gave 19 new consultations.
- All equipment is in service and is up and running.
- Over the past three months, repairs and preventative maintenance were performed on several machines.
- Two new floor mats have been installed for stretching and static exercise.
- FC was closed on February 26th for a deep cleaning and maintenance upgrade, including painting the vestibule, the men's locker room and replacing defective shower heads.
- Due to the change in weather, changing shoes is no longer required.

Meadowlark Park – Patricia Ploss, Chair

- Cherry trees will soon be blooming.
- The pollinator garden will expand from the east side to the west side of the trail.
- Food Truck Thursdays run from Memorial Day to Labor Day, with 12 confirmed dates so far.
- Two concerts are scheduled: the Independence Band on July 10th and another concert on August 7th. Food trucks and an ice cream truck will be available.
- An Earth Day program has been presented, and we look forward to gathering ideas for Earth Day 2026.
- The long-range plan involves continuing the development of our trails, building a shelter, adding two gazebos, more benches, and maintenance to the storage building currently used by Maxner.

Landscape – Patricia Ploss, Chair

- The daffodils at the main entrance are about to bloom.
- Spring plantings will occur sometime between Mother's Day and Memorial Day, depending on the weather.
- We aim to increase the number of daisies and cornflowers to offer a bit of variety.
- Items to address from last year: a) landscape a steep slope adjacent to the parking lot at LL with shrubs and maybe some rocks, b) replacement of a Lilac Ivory Silk Japanese tree at the 202 entrance to the East Hill, and c) replacement of trees at the parking median at Pool 5 with a Cleveland Select Flowering Pear Tree that has a beautiful array of white flowers in the Spring, gold, red and purple leaves in the Fall and is drought resistant.

Newsletter Committee – Gloria Anderson, Board Liaison

The April issue will include information about upcoming events in April and May as the Clubs and groups are reactivating after winter break. It will also include some April Fools stories.

Redecorating Committee – Gloria Anderson, Chair

- A new clock has been installed in the HR.
- The Game Room has been repainted a beautiful green color.
- Rooms 2/3 have been repainted as well as the hallways.
- Outside the Library, there is new artwork and a new table and chair arrangement.
- New signs have been ordered for installation above all the rooms.
- The FC locker rooms have been repainted.

Pool Committee, Alan Tepper, Chair

Our committee had its first meeting, and we are reviewing the rules and regulations, and signage. More details to follow as the season progresses.

Audit Committee – Jack Mattes, Chair

The Auditors are working on their analysis before issuing a draft audit report. Completion is anticipated by June.

Community Affairs Committee – Jack Mattes, Chair

- The Art Show is scheduled for September 13th and 14th. If you have an interest in sharing your talent or knowledge for the event, please consider volunteering.

Library – Deica Ruiz, Chair:

- Over the last three months, we've added over 40 books of all genres to our collection: mysteries, historical fiction, non-fiction, and biographies. We encourage everyone to stop by and check out our new books or perhaps find a new favorite author from our 2,000 books.
- The book search tab on the HH website is up to date, and it's a great place to find any book in the library's collection without having to leave home. But we also love it when residents come through and browse the shelves. If you have questions about how to use the site, please ask Andrew.
- A list of our newest books is posted outside the Library and on the bulletin board outside the Activities Office. Call 914-276-7655 to reserve a book, leaving the name of the book and your contact information.
- And just a gentle reminder, please don't turn down the pages of a borrowed book to keep your place. The library has bookmarks available, and you should always take one when you borrow a book.

Health and Safety Committee – Flo Brodley, Chair

- Although we usually begin our programs in April, we've already had an opening program last month called Food and Mood discussing interactions between the head and gut biome, headed by Stephanie Schwartz, resident dietician, and Lara Fastman, psychotherapist.
- On Wednesday, March 26th at 1:30 pm, our member Mona Moriber will introduce Therapeutic Horticulture by Anne Meore, LMSW, presenting a hands-on nature engagement that will allow participants to experience the healing benefits of the person-plant relationship. To register, leave a check made out to Anne Meore for \$7 per person, which includes workshop and materials, in the H&S mailbox along with your unit #, phone #, and email address and you'll receive a confirmation. The closing date is March 21st, and the program is limited to 40 participants.
- April's workshops: Wednesday, April 9th at 5 pm, the Friends and Family CPR class will be held in the HR. Steven Pilla, LLC, our certified instructor, is offering this non-certificate course, which includes CPR and AED (Automated External Defibrillator) for adults, children, and infants with choking. The cost is \$40, payable at the time of class to Steve Pilla, with a limit of 15 participants. Participants should wear comfortable clothing as you will be on the floor for the skills portion of the class. Register by email only.
- Many asked for the return of the CarFit program, therefore, Saturday, April 26th, 9 am-12 pm, and run by Mercy College technicians. Residents who participate will be helped with sight lines, mirrors, seating, vehicle electronics, and other important functions while sitting in their cars. This is a free program, and you must register by email only to flo613@comcast.net to ask for a particular time slot.
- Nurse Ellie Eidam will conduct Blood Pressure Screenings, as usual, from 9 am-11 am in the Game Room on the second Friday of the month. If you bring your home blood pressure machine at the same time, she will check it for accuracy.
- The committee invites those with health & safety backgrounds to join our merry band of dedicated retired and semi-retired professionals who like to learn, debate and laugh. Send your c.v. to flo613@comcast.net.
- Please remember to drive carefully without tailgating, stop at stop signs and red lights, and, by all means, stop for every school bus to safeguard our youngsters! Happy Spring, everyone!

Security – Rob Casasanta, Prosecur Supervisor

- 2024 year-end report: 568 security calls, 909 medical emergencies, 20 car accidents, 981 service calls, 88 parking violations, 75 maintenance calls, and 6 fire alarms.
- January stats: 41 security calls, 77 medical emergencies, 2 car accidents, 84 service calls, 2 parking violations, 9 maintenance calls, and 2 fire alarms.
- February stats: 36 security calls, 80 medical emergencies, 5 car accidents, 60 service calls, 1 parking violation, 5 maintenance calls, and 1 fire alarm.
- Reminder for walkers to face traffic while walking and wear light clothing. Do not walk in the dark wearing black. Be aware of drivers and that they see you.

Operations Report – John Milligan, Property Manager

New Shuttle Bus

New York Bus Sales has revised its proposal to reflect a higher trade-in value (\$22,000 vs last year's \$20,000), resulting in a net cost for the new bus of \$77,250, \$2,441.39 less than last year and in line with our \$76,098 budgeted amount. **Motion** for approval of a new Shuttle Bus purchase at \$77,250 – Motion passed.

New Fitness Center Equipment

Mary has found two True treadmills w/16" touchscreen TV monitors and handrails for \$7,198 each and a Life Fitness Cable station for a cost of \$8,469, a total of \$24,695 (which includes installation). Budget - \$32,000. We will be submitting an ST-124 Certificate of Capital Improvement to avoid the \$2,068 sales tax. **Motion** for approval of 3 new pieces of equipment at the FC for \$24,695 - Motion passed.

Tennis Court Reconditioning and Monthly Grooming

SportTech reconditioning is \$4,640, and the total for seven months' grooming is \$7,586, for a total of \$12,226. **Motion** to approve SportTech to recondition and groom the tennis courts for \$12,226.25 – Motion passed.

Security Office Phone System

Kinetech, the same company that upgraded the Society and Activities office phones, has proposed a similar upgrade to the Security office. Prosecur will reimburse Society monthly for the upgraded system, which will be at no cost to Society. This will address several issues: 1. Replace the outdated and problematic copper landlines still in use. 2. If the internet is down, the system will be programmed to utilize one existing landline and a designated cell phone. 3. Will integrate with the relatively new VOIP system installed in the Activities building and will include the emergency phones in Activities and Lake Lodge. 4. Allows Security to eliminate the \$300 monthly phone recording equipment as the new VOIP system will include that capability. Assuming a 5-year rental agreement (as in Activities), the monthly cost will be less than the amount reimbursed each month by Prosecur. In other words, a brand new phone system will cost Society nothing out of pocket, and Prosecur will reimburse the [reduced] monthly billing. Prosecur is fully supportive of this system upgrade.

Veolia Lake/Lodge Project

Veolia has committed to an onsite meeting in early April to discuss the scope of the final paving restoration by Lake Lodge.

Brian Stokosa, the engineer tasked with Pool #3 submittals, has contacted Veolia to clarify their requirements for backflow device approval. He will then prepare an estimate for approval for additional costs *(Our original agreement was limited to submittals to the DOH for approval to replace mechanical equipment). Our timeline for this project is certainly at the end of this year's pool season.

Pools

- Our maintenance staff and pool maintenance company have just begun the task of getting our pools ready for the 2025 season. We anticipate that preventive measures will reduce the water loss at Pool 4, allowing it to remain open throughout the season.
- Pool permit applications have been submitted to the DOH, and a pool furniture order of \$10,119.61, just over our \$10,000 budgeted amount, was placed this week.
- Weather issues have prevented scheduling a meeting with a fence company and our ID card vendor to establish equipment and labor requirements to place card readers at Pool 1 entrances. Still hoping to have this in place before the pool season opens.

Early 2025 Projects

- The relocation of the broadcast equipment with the wiring and delivery of racks and equipment is complete.
- The installation of the Heritage Room stage-side curtains is complete.
- The audio system upgrade of wireless mics without the bundle of wires going up the middle of the room.
- Split systems have been delivered to Lake Lodge, although work will not start until the spring. K & S HVAC pulled permits for the installation, and Allstate Elec. will pull the required electrical permit.
- Measurements have been taken for the exterior door units intended for the lower-level Art Studios at Activities, with early spring replacement anticipated.
- In late March, we will have Durkin Awning take the final measurements for the pickleball patio canopy.

There being no further business, a motion was made to adjourn the meeting at 2:30 p.m. Motion passed.
The next Board meeting is on April 16, 2025, at 1:30 p.m.

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