

HERITAGE HILLS SOCIETY
Board of Directors
Meeting Minutes – May 21, 2025

Meeting commenced at 1:30 pm

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

Motions:

- To approve the renewal of our insurance policy package with Gerelli Insurance Agency for 2025/2026 – motion passed.
- To approve a new Club: HH Environmental Club – motion passed.
- To approve a new Activity: “Hear Our Story” by Ami Stokhamer – motion passed.
- To approve a new Book Club proposed by Cindy Kennedy – motion passed.
- To approve a new Activity: “Beginning Hobby Electronics” – motion passed.
- To approve allowing a resident, Mitchell Schilkraut, to provide free pickleball lessons – motion passed.

Gloria Anderson, President

18-Hole Golf Course

The 18-hole golf course and restaurant are under contract, and according to the new owner, they are working on scheduling a closing date in the coming weeks. The prospective new owners are excited to bring new energy and investment to both the golf club and the restaurant.

Residents' Comments

We have approved a resident's request to include “residents' comments” in our meetings and as part of the record of minutes. The monthly Society Board Meetings will now remain open until those comments are addressed.

Correction

During Candidates Night, one of the candidates claimed that residents’ comments were not televised, which is incorrect. Residents' comments have always been televised and will continue to be.

Deica Ruiz, Secretary, requested a motion to approve the Minutes of the April 16, 2025 Regular Board Meeting. Motion passed.

Financial Report – Gene Archer, Treasurer

- The insurance policy with Gerelli Insurance Agency was renewed for 2025/26, with total insurance coverage of \$198,943.59, which includes: a total package premium of \$99,826.30, Crime & Cyber Liability - \$4,229, D & O - \$6,434, Environmental Impairment - \$20,813.29, Volunteer Accident - \$300, and Excess Liability - \$67,341. **Motion** requested for the renewal of our insurance policy package with Gerelli Insurance Agency for 2025/26 for \$198,943.59 – motion passed.
- April income was \$549,509, and expenses were \$531,288, for a net positive of \$18,221. As we move into the pool season, expenses are expected to increase.

Activities Committee – Ann Harper, Chair

- A **Motion** was made to approve a new club, “HH Environmental Club,” whose purpose is to learn, inform, advise, advocate, and engage residents about environmental issues – motion passed.
- A **Motion** was made to approve a new Activity, “Hear Our Story,” run by Ami Stokhamer, conducting one-on-one interviews with HH residents on stage in the HR – motion passed.
- A **Motion** was made to approve a new Book Club to discuss works of fiction and non-fiction, with books chosen by the members of the club by popular vote – motion passed.
- A **Motion** was made to approve a new Club, “Beginning Hobby Electronics (HAVI),” which requires a one-time cost of \$30 for the Arduino Board Kit. Participants would need their laptops for this class, which is intended to build fun electronics projects – motion passed.
- A **Motion** was made to approve Mitchell Schilkraut to provide free pickleball lessons – motion passed.
- 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 Harper or Andrew in the Activities Office.

Audit Committee – Jack Mattes, Chair

The Audit Committee has reviewed the final draft of the 2024 audit and recommended that the Finance Committee accept the audit as presented; the Finance Committee has accepted the audit. Printed bound copies are available in the Society office.

Society Board Election – Joe Kelly, Committee Chair

The Board election process is on schedule. Thank you to everyone who attended Candidates Night, as well as our staff and Board, who contributed to its success. Special thanks to the eight candidates who presented themselves in such a professional and courteous manner. Ballots have been mailed to unit owners, and extras are also available in the Society office. A ballot box is provided in the lobby of the Activities Center, and we encourage all residents to vote. The deadline for receipt of ballots is June 11 at 1:00 PM. The results of the election will be announced at the Annual Meeting on June 18, 2025.

Fitness Center – Joe Kelly, Chair

- April: 3,596 swipes into the exercise room and 707 into the gym area.
- Mary and Jonathon gave 22 new consultations.
- Three pieces of equipment have been replaced.
- The leg muscle machine is currently out of service due to mishandling and is awaiting replacement parts.

Meadowlark Park – Patricia Ploss, Chair

- Trails have been improved to provide for a smoother walk.
- The pollinator garden has been expanded to the other side of the pathway going uphill with the help of our landscaper and volunteers from the Pollinator Club.
- Food Truck Thursdays begin on May 29th and will run through Labor Day; the food trucks will be available evenings from 5:00 PM – 7:30 PM. Trucks are weather-dependent, and cancellations will be sent via Eblast on the morning of.
- Ice cream trucks will be present only on the days of the concerts, July 10th and August 7th.

Landscape – Patricia Ploss, Chair

Spring plantings are in. We continue to use deer-resistant and drought-tolerant plants. Please enjoy the colorful landscape.

Newsletter Committee – Gloria Anderson, Board Liaison

The June issue welcomes back Cindy Kennedy's book review, and the centerfold will consist of photos of the various gazebos and pergolas around our community. As always, news of all the Activities and Clubs will be included.

Pool Committee, Alan Tepper, Chair

Pools will open this Memorial Day weekend, beginning with Pools 1 and 4, weather dependent.

Community Affairs Committee – Jack Mattes, Chair

- “Welcome to Heritage” is scheduled for August 24 in the HR and is open to all residents.
- The Art Show is scheduled for September 13th and 14th in the HR. Residents can share their talents and expertise, and present what they enjoy doing. Please come out and join us.

Somers Town Update – Bruce Prince

- The sidewalks are completed in front of DeCiccios and on the north side of Route 202, which is a great improvement.
- A Condominium development is being proposed near the Stop and Shop shopping center that could include a dog park and a community center with basketball and pickleball available.

Library – Deica Ruiz, Chair:

- For June, we have 15 new books, including titles by Isabel Allende, Fredrik Bachman and Alison Weir. Our new mystery offerings include books by Michael Connelly and Stephen King, and we have a new nonfiction book about Mark Twain by Ron Chernow.
- If you haven't visited the Heritage Library recently, or ever, we hope you stop by and browse our selection of fiction, mystery, non-fiction, and biographies. We also have magazines, including The Atlantic and Consumer Reports. You can browse these in the Library at your leisure, especially if you're in the market for a new car or dishwasher.
- Remember, all our books are listed on the HH website, hhsociety.org, under the Library tab. Andrew can help you navigate the site if you have questions. A list of our newest books is posted outside the Library and on the bulletin board outside the Activities Office. You may reserve a book by calling or stopping by the Library and leaving the name of the book and your contact information.

Health and Safety Committee – Flo Brodley, Chair

- In April, we held a successful CarFit program by Dean Kathleen Golisz of Mercy University. Four technicians assisted residents with correct seating, mirror alignments, vehicle electronics, and other important functions. After 30 minutes or so, each participant was asked what they learned: one said she was able to adjust her mirror so there was no blind spot, another that her back seat headrest in her sightline was removed because no one else sat in her car; another that his seat and steering wheel was readjusted so that he had clear sight through the windshield. Everyone had at least one change they implemented that would enhance their driving ability, and everyone had much praise for the technicians' expertise and care. Check the June newsletter for more.
- The program Dementia on May 7th offered by Northern Westchester Hospital's Doctor of Internal Medicine, Erica Beauplan-Romeo, who presented the signs of onset, the many aspects of the disease, when a neurological assessment is needed, and the available community resources and expectations for a caregiver. The speaker received sustained applause for her clear and energetic presentation.
- Wednesday, May 28th at 1:30 pm in the HR, member Mona Moriber hosts our co-sponsored program with the Garden Club called Gardening and Well-Being. Carolyn Ramsey, Master Gardener Volunteer at the Westchester County Cornell Cooperative Extension, will teach participants about the mental and physical benefits of gardening, including stress relief, improved mood and cardiovascular functioning, increased mobility, builds bone density, is a form of vigorous exercise, and increases brain function.

- Tuesday, June 3rd, at 6:30 pm, member Arlene Hoffman will host the program Health, Safety and Your Pet offered by Dr. Andrew Frishman, DVM., on veterinarian care and love. Although the objects of these talks cannot be invited, we know that pet parents everywhere will be interested in this presentation.
- I'm sorry to report that Nurse Ellie Eidam will not be able to conduct Blood Pressure Screenings, as usual, due to some health issues. We wish her well and hope that Ellie will resume the screenings as soon as she's able.
- The committee invites those of you with health & safety backgrounds to join our merry band of dedicated retired and semi-retired professionals. Although some of us work on providing these programs for the education and enjoyment of our community, others assist with the programs, filling simpler roles to aid those who host. Please let us know that you're interested in joining our group by sending your c.v. to flo613@comcast.net.

Security – Rob Casasanta, Prosegur Supervisor

- April stats: 51 security calls, 86 medical emergencies, 0 car accidents, 85 service calls, 8 parking violations, 2 maintenance calls, and 3 fire alarms.
- It is National EMS Week, and all our security officers are certified EMTs. Last year we responded to over 900 medical emergencies here in HH.
- This past Monday, a delivery vehicle caught fire near the back entrance of HH. The fire department put out the fire successfully and there were no injuries.
- National CPR AD Awareness week is from June 1st – June 7th. On June 4th from 6 PM – 8 PM in the HR we will be offering demonstrations with hands-only CPR and use of an AED. Please join us.

Operations Report – John Milligan, Property Manager

New Shuttle Bus

Our new shuttle bus has been delivered, and several minor issues (lighting, lettering, seating, etc.) need to be addressed before we accept this bus and trade in the older one. We are not looking into electric buses at the present time.

Tennis Court Re-conditioning and Monthly Grooming

All tennis courts have been reconditioned and are now open. We are addressing minor punch list items on the six Society tennis courts.

Pickleball

Deposits for both the pickleball canopy and the court repairs have been processed, and we are waiting for dates from Durkin Awning and SportTech for installation/repairs; both will require shutting down the courts for two or three days.

Veolia/Lake Lodge Project/Paving

Permanent paving repairs by Lake Lodge will begin on or about June 10, weather permitting, and Lake Lodge will be closed for the duration. Activities scheduled for Lake Lodge will be relocated during the repairs. While the work is underway there may be intermittent closures and delays so consider alternate routes into and out of the community.

Pools

ID card readers at Pool #1 will not be installed before the pool season. Our ID card company provides and installs the card readers only, but the latching mechanism needs to be provided and installed by a locksmith, and cannot be installed on a chain link gate because a chain link gate and fence posts are not robust enough to allow for reliable and long-term use. Campanella Fence is working on design and pricing for wrought iron gates and posts, for which there is a huge fabrication and installation lead time, and all of which needs to be in compliance

with DOH requirements for pool gates. We will continue to pursue the details, and this work could take place during the pool season although it will require shutting down Pool #1 for one day.

As of today the Dept. of Health has not issued permits for Pool 3 & 4. All permit applications are submitted in early February and we have received permits for Pools 1, 2 & 5. This is strictly an internal issue within the Dept of Health, and we have emails indicating that permits for Pools 3 & 4 will be released.

Lake Lodge

The split systems for Lake Lodge are up and running, although there is an unrelated electrical problem that impacts their use. A resolutions is expected by the end of the week.

Miscellaneous

The exterior door units and sidelights intended for the lower level at Activities have all been completed, which includes the three art studio doors and sidelights as well as the double doors to the woodshop. This are necessary infrastructure repairs required to maintain the functionality of our buildings.

An under-counter icemaker will be installed near the sink in the Activities building kitchen, and can hold between 25-40 lbs. of ice. Installation is planned for early June.

Approximately ten years ago, Society partnered with Rice Engineering and NYSEG to replace the 400 Society streetlights with high-efficiency LED fixtures, which resulted in savings of tens of thousands on utility bills for Society, as well as reduced materials and labor costs because of the reliability of these fixtures. We met recently Rise Engineering, to determine if Society qualifies for any additional energy efficiency upgrades as part of a new NYSEG sponsored program. In this instance, we may be able to replace our T-8 fluorescent lights throughout our buildings, which number in the hundreds, and install new LED bulbs with selectable brightness and color temperature. NYSEG would cover 70% of the cost of materials, and also reimburse us for installation costs.

Resident Comments

Bill Tegmier, Unit 273B - Requested update of Garden Club walkway repairs.

John Milligan responded – We know that the walkways become tricky to navigate after heavy rainfall. We are currently searching for cost-effective and durable materials to properly repair the walkways. I will provide an update as soon as more information becomes available.

Flo Brodley, Unit 351C – Thank you to the Security team for helping me during an emergency last week. I appreciated the swift response and wonderful expertise.

There being no further business, a motion was made to adjourn the meeting at 2:12 p.m. Motion passed. The next Board meeting is on June 18, 2025, at 1:30 p.m.

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