

FINAL
120 Hartsdale Corp.
Meeting of the Board of Directors
May 29, 2019

The meeting began at 7:00 pm in Doris Sheiner's unit. Helen Chiao, Richard Grey, Mike Grimaldi, Liz Miller, Rudy Rinaldi, and Doris Sheiner were present. John Ricci of WPMG was also present.

The Board approved the Minutes for April 22nd.

Landscaping

Jorge and shareholder Maria DeVita, a Master Gardener, purchased and planted flowers in the front of the building. They also moved the pansies to the back of the building.

Fire Alarm Inspection

The fire alarms were inspected on May 14th.

Water Quality/Boiler Project

Tri-State no longer performs this work. They recommended KLG Contracting. KLG has provided a bid for the work and John spoke with two references. The Board voted to use KLG for the asbestos abatement project in the boiler room.

KLG estimates that the boiler will be shut down for 1-2 days. John will discuss the schedule with them and arrange for a midnight start, which will mitigate the amount of time that residents are impacted.

Exterior Repairs

The Board approved a proposal from Allstate Restoration for exterior brick and wall repairs for several units on the upper and lower floors facing the back of the building.

LED Lighting

Green Partners has been selected as our LED Lighting vendor. Sample lights have been installed in the garage. Additional samples will be installed in a hallway and a stairwell for Board review.

The Board agreed that we will:

- purchase new fixtures rather than retrofit existing lights
- utilize the dimming feature on all lights in the garage, hallways, and stairwells, so that when there is no activity in an area, the lights will dim to save electrical costs

First Floor Windowsills

It was noted that a number of windowsills on the first floor in the courtyard are rusted. Jorge will look for appropriate cleaning solutions.

The meeting ended at 7:50pm.