

**FINAL**  
**120 Hartsdale Corp.**  
**Meeting of the Board of Directors**  
**January 27, 2020**

The meeting began at 6:30 pm in Mike Grimaldi's unit. Helen Chiao, Tony Fico, Richard Grey, Mike Grimaldi, Liz Miller, and Rudy Rinaldi were present. John Ricci of WPMG and Jorge Quant, Superintendent, were also present.

The Board approved the Minutes for December 19<sup>th</sup> and January 9<sup>th</sup> with changes.

**LED Lighting**

We are still waiting for the new lights in the second-floor hallway to be adjusted. John will speak with Rick Lindemann to determine if the lights on a floor each have their own individual circuit or if they are tied in together. The dimmers will be installed as soon as we have this information. While we are waiting for the other lights to arrive, the electrician will do the wiring work for the dimmers for the remainder of the floors. We are still waiting for the garage lights to arrive.

**Stairwell Painting**

The Board asked to John to get references for J&S painting and to determine what type of paint is needed for the stairwells. We also need color samples to review.

**Landscaping**

The Board approved a contract with Mario Coppa for landscaping services. John will speak with him to find out if he can do the digging that will be needed for the drainage work that will be done in the spring.

**Realtor Boxes**

The Board agreed that we will provide space in the garage near the valet office where realtors will be able to leave lock boxes to store keys for units that are for sale. Once the area is ready, we will provide instructions for shareholders to give to their realtors.

**First Floor Renovation**

We are waiting for wallpaper and carpet proposals.

**Accounting Services**

Bosco Johnn will submit their new engagement proposal for accounting services after they complete their annual audit at the end of January.

**House Rules Revision**

The Board voted to add the following requirement to the Purchase Eligibility section of the House Rules:

"At least one occupant in each unit must be a shareholder."

The meeting ended at 8:05pm.