



THE BOARD: Nancy Sanders-President, -VP, Jenn Gerson;
Mike Moran-Treasurer, Susan Levinson-Secretary;
Director (post meeting) Jim Chalmers
ALEXANDER WOLFE: Elinor Artz

July 2026

The latest News, Updates, & Information from the Board

The meeting was called to order; quorum confirmed. • Approval of prior meeting minutes.

Board Officer nominations and elections: *the board held an election per our bylaws; results are as follows:*

- Nancy Sanders elected President; Jenn Gerson elected Vice President. Mike Moran was elected Treasurer; Susan Levinson was elected Secretary. At which point, regrettably, David resigned. We thank him for his service and wish he had opted to stay on as director.
- In reaction to David's resignation, the board has invited Jim Chalmers to join. He will serve out the remainder of David's 3-year term.

UPDATES:

- Financial Report: Mike Moran walked us through Financials and will work with Nancy on reserve and money market CD's.
 - All other financials remain solid.
- Insurance Claims Update - Releases drafted; AW will have homeowners come to the office to sign, and once signed, checks will be released.
- Parking Registration Enforcement- if you have not registered your cars, please do so in the next 30 days. Fines will be levied on Sept 1st if paperwork is not updated. Please call Jenn Gerson at 917-539-8013 or Nancy @ 917-365-5495.
- Board has deployed AW to work with electrical on lamppost sensor repairs or replacements. Thank you to all who let us know there was an issue.
- Drainage issues & basement waterproofing project scheduled for 8/3; a second unit will be scheduled this week.

SOCIAL NOTES:

- September 26th, there will be a cocktail party at the clubhouse; save the date!
- The holiday party is scheduled for 12/13, 4 pm- 7 pm at Vespa in Farmingdale.
- There are no reserved pool chairs- if you leave the pool deck and remove your belongings, any resident may use the space.
- Next Meeting Date: Monday, August 24th