



Seasons of Plainview:
Board's Monthly Community Notes
OCTOBER MEETING 10.27.25

PRESENT: David Rosenblum- President, Nancy Sanders- VP, Jenn Gerson- Director, Susan Levinson- Secretary, Mike Moran- Treasurer, & Janet Kaiser- AW. **GUEST:** Jim Chalmers, landscaping.

Financials:

- The Board accepts last month's meeting minutes.
- The Board reviewed budget projections for 2026 prepared by AW. Treasurer will produce actual budget for 2026 to be reviewed by the Board. Treasurer asked Board for any expected projects or plans.
- The Board reviewed all necessary financial and management reports. They remain solid
- Maturing CDs have been renewed assuring the highest rates available and FDIC compliant.
- Residents' accounts are up to date with no one in arrears.

Community:

- Pavemaster to be called to repair road cracks.
- Omar to turn on the heaters in sprinkler rooms this week
- The Board is investigating new requirements for NYS carbon monoxide and gas leak devices to ensure the protection and safety of our residents. We will be speaking to a member of the Plainview Fire Department and will advise you what devices need to be upgraded and/or installed. More information is forth coming.
- Board has reviewed information sent to AW regarding the condensate drains. It appears that virtually all residents have completed the necessary cleaning. The Board appreciates your compliance.
- A grading issue exists with a resident's condensate drain. AW to follow up for costs to repair.

Landscaping:

- Jim, the new addition to our landscaping committee, did a community walk through and spoke about several issues of concern: overgrowth of the koi pond, trees on Michael Court owned by the town, the life span of many of our bushes and the need to develop a 10 year plan for scheduled maintenance.
- Fall planting and trimming program was completed.

- Snow contract submitted by our vendor showed no monetary increase in charges for this year. Credits due to us from last year will be investigated.
- Emergency gutter repairs have been addressed; community-wide maintenance will be scheduled in November.

Clubhouse items:

- The elevator was inspected, and the load test was satisfactorily completed.
- Pool furniture will be shrink-wrapped at the end of November.
- Residents are reminded that our social committee is made up of volunteers, and that if you attend an event, the expectation is that you clean up after yourself and pitch in at the end of the evening to keep our clubhouse clean.

Future items -

- Pool Marble Dusting (2026)
- Drainage issue to be investigated.
- Dryer vent cleaning for 2026
- Clubhouse rentals, resident vs. revenue - BOM will develop a fair and comprehensive plan.

GARBAGE:

- **Senior Residents** are reminded that debris and recycling must be in bags or tied up before being placed in the Dumpster areas.
- **Next-generation** residents are reminded that garbage pails and recycling bins are not permitted to be stored on porches or in front of garage doors. Additionally, town rules state that garbage must be placed in bins at the curb, not before 5:30 p.m. Units in violation will be subject to a fine.

CURB YOUR DOG! - Do not curb your dog on grassy areas inside the community; please walk them on Michael Court or the service road. If your dog accidentally relieves itself on community property, please carry a water bottle with you to rinse the area clean. Dog owners are reminded that poop bags should not be disposed of at the front of the community, on Michael Court, in the clubhouse bathrooms, or in Next Gen garbage pails. Please dispose of them in community dumpsters or at your own home.

The Next Board Meeting is scheduled for November 24th at 7:00 p.m.

The Seasons Board