



NOTICE

To: All Shareholders of High Meadow Cooperative #1, Inc.
From: Jenna Guiliano, Stillman Management Realty Corp.
Date: April 30th, 2024
RE: Follow up from Annual Meeting

The annual meeting of Shareholders was called to order on April 4th, 2024, thank you to all that attended and helped us reach a quorum.

The Shareholders elected Emily Coca, Anthony "Anjo" Duffy and Andrew Zeigler to the Board for a 3-year term, the Board then elected Christina Gardella as President, Emily Coca as Vice President, Joan Indusi as Treasurer, Dawn Marie Hilkin as secretary and Anthony "Anjo" Duffy as Assistant Treasurer.

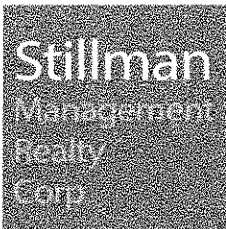
During the annual meeting we raffled off three door prizes. The first-place prize of \$100 off one month's maintenance was won by Denise Dommar, 176 Charter Circle. Second place prize of \$75 off one month's maintenance was won by Lelia Kurose, 173 South Highland. Finally, the third-place prize of \$50 off one month's maintenance was won by Jane McGowan, 47 Charter Circle. Congratulations to the winners!

Thank you to everyone who signed up for OneCallNow Broadcasting, a tester will be sent to everyone on Friday, May 3rd at 10 am. If you do not receive the tester notification, please contact Management to be added.

The enclosed letter regarding the flooding at 2 Charter Circle is enclosed should anyone want to follow up with the Village directly.

Lastly, the time it took to renovate the co-op owned unit, 192 Charter Circle was brought up at the meeting. We checked our records and can confirm that we signed the contract with CMC Contracting on March 22nd, 2023, work commenced on April 10th, 2023, and was completed on June 30th, 2024. The occupant began residing in the unit on November 1st, 2023.

Thank you to everyone who joined us, and we look forward to seeing you at the next meeting!



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Date: October 5th, 2023

Mayor Rika Levin
16 Corton Avenue
Ossining, NY 10562

Dear Mayor Levin,

Please be advised that I am the managing agent for High Meadow Cooperative #1, Inc. located at 98 Charter Circle Ossining, NY 10562. I am writing to politely request your assistance with the flooding that happens after each heavy rain fall by involving New York State to clear out the State-owned culvert under Route 9 by the Sunoco Gas Station located at 197 South Highland Ave, Ossining, NY 10562. Pictures included below for reference.

As you may be aware we have a large brook that flows through our entire property which is made up of about 16 acres. We do maintenance on the brook weekly while our landscaper is on-site as well as each month, we clean out the culverts that are on our property.

Unfortunately, this is not enough as the apartment located at 2 Charter Circle continues to flood after each heavy storm. We had to completely gut and remodel the unit after Hurricane Ida and the residents of the unit had to evacuate again after the recent storm on Friday, September 29th, 2023. During each rain the residents of that unit along with their two young children are in a close panic watching the brook levels overflow and approach their unit. Not to mention the nearby storage rooms and garages in the rear of Building 5 that floods as well. This water is mixed with raw sewage and could result in health issues if exposed to it the wrong way.

We have been advised that the culvert under route 9 is clogged and needs to be cleared out to help with the flow of water and to avoid our property from flooding as badly as it currently does, after each storm. We were advised that

the culvert belongs to the State, and the Village cannot touch it. We are pleading with you to reach out to the State to get this issue resolved.

We have exhausted all of our options in terms of maintenance of the brook on our property side. We are begging the Village to address the real issue with the State once and for all so the residents of 2 Charter Circle who happens to be the handyman for the cooperation can sleep peacefully with him family during a rainstorm and we can stop the exposure to raw sewage.

Should the Village Engineer wish to come out and meet us to inspect the area we are happy to accommodate but need your assistance with these issues as soon as possible.

Should anyone have any questions please email me at jguiliano@stillmanmanagement.com or call my personal cell at 914-525-1611.

Thank you for your immediate attention to this matter.

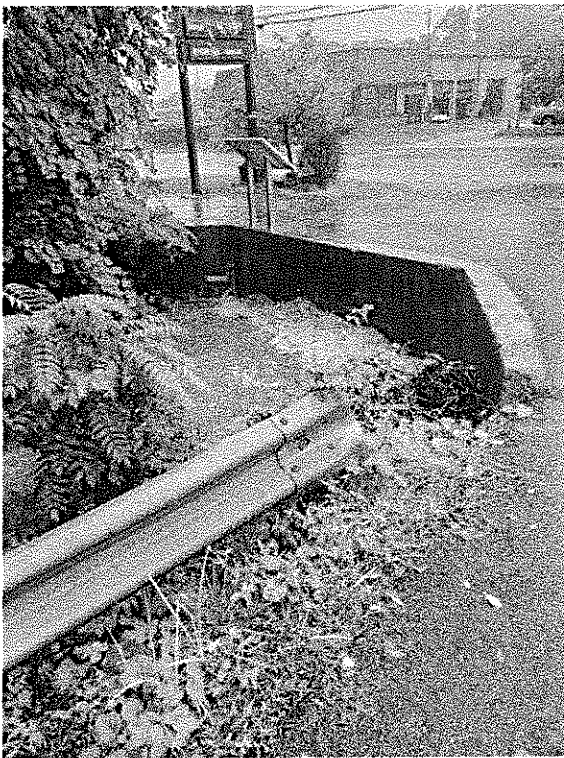
Respectfully,

Stillman Management Realty Corp.
As Managing Agent For
High Meadow Cooperative #1, Inc.
By: Jenna Guiliano, Property Manager

Cc: High Meadow Cooperative #1, Inc. Board of Directors
Robert H Beck, Esq. Beck Liebman Petrone P.C 399 Knollwood
Road #213 White Plains, NY 10603
Assemblywoman Dana Levenberg, 8 Revolutionary Road,
Ossining, NY 10562
Village Manager, Karen D'Attore Croton Ave, Ossining, NY 10562
Village Engineer, Paul Fraioli, 101 Briarcliff Peekskill Parkway
Route 9A Ossining, NY 10562



- Entrance to 2 Charter Circle from
9/29/23 rainstorm.



The culvert needed to be addressed by gas station.



The brook between Charter Circle &
South Highland Ave Ossining NY