

TOWN OF CORTLANDT

TENANT – LANDLORD ADVISORY BOARD



TOWN HALL, 1 HEADY STREET, CORTLANDT MANOR, NY 10567
(914) 734-1083 Fax (914) 862-3376
rosemaryb@townofcortlandt.com

Linda D. Puglisi
Town Supervisor

Rosemary Boyle Lasher, Chairperson
Chris Gerosa – Tenant Rep – Amberlands
Fred Tregallo – Landlord Rep - Springvale
Richard Bartzick – Landlord Rep. – Amberlands*
Denise Aber – Landlord Rep. – Neris*
Diane Bartzick – Landlord Rep. – Oak Mountain*
Paul Loewenwarter – Community-at-Large
John Killen – Tenant Rep. - Springvale

ADVISORS

Thomas F. Wood, Esq., Town Attorney
* Rotating Members

Town Board
Joseph D. Cerreto
Francis X. Farrell
Ann Lindau
John Sloan

A G E N D A - Revised *February 28, 2006 7:00 PM* *Supervisors Conf. Room*

Adjourned Cases:

Case #7-05 Security Deposit checks Oak Mountain: Adjourned from the last TLAB meeting. Discussion began in August, 2005 when OMP indicated to the TLAB that their new Bank – Independence bank did NOT offer 3 choices to tenants as to how they could receive their security interest. John Killen followed this up with the NYS attorney generals office in White Plains and was told that OMP has to do business with a bank that offers the three options for security deposits. Those 3 options are: receive an interest check, apply to the rent or thirdly allow it to sit in the security account to accrue the interest. Letter from Tom Wood to Attorney General.

Further discussion took place on this item on 11/15/05 at which time, the attorney for OMP requested that we adjourn this discussion to the next meeting in anticipation of a response by the Attorney General – expected in Mid-December.

Update: Documentation sent by Dale Novak, Esq., indicates the Attorney General Office is pursuing its audit and should be complete by May, 2006. Request further adjournment – see documents.

Case #10-05 Mary Walker – Apartment 11-I. Landlord is Oak Mountain: Submitted by the Tenant re: Letters dated August 30, 2005 and September 16, 2005 from OMP regarding her nephew staying in her apartment. Tenant responded via email that she was bringing a case before the TLAB. Tenant is seeking relief from the TLAB regarding the extra \$50 per month that OMP is seeking. Additionally, the tenant is seeking the TLAB to determine that is retaliation on the part of the landlord against this tenant since she served on the TLAB at our last meeting for the Chris Gerosa case.

Case No. 10-05 Mary Walker was first on the 11/15/05 agenda and was adjourned by request from the attorney for Oak Mountain Properties due to the pending investigation of the Attorney General's office.

Update: Documentation sent by Dale Novak, Esq., indicates the Attorney General Office is pursuing its audit and investigation should be complete by May, 2006. Request further adjournment – see documents.

New Cases

Case #11-05 Deborah Hill Oak Mountain Properties: Tenant is claiming harassment by the landlord – OMP over a parking situation. Supporting documentation is in packets.

Case #12-05 Michael D'Alessandro –Landlord is Amberlands Realty: REMOVED per Request of Tenant. – Solution worked out between Landlord and Tenant. This case has been withdrawn.

Case #1-06 Wendy Weisberger – Landlord is Amberlands. Sent to Board members via email on 2/24. Landlord is seeking the eviction of tenant for unsanitary conditions which have deteriorated the property and is endangering the health, safety and welfare of neighboring units.

Other Business

- A. **MOU Item #11 Planned Improvements at all 3 locations:** Since 11/15/05 meeting, OMP submitted several follow up emails/attachments. Neris Mangement and Amberlands Realty have each sent in their lists. (These were forwarded via email back in December, but are also in the packets for 2/28/06 meeting.)
- B. **Security Concerns at Oak Mountain Properties:** Discussed at 11/15/05 Meeting. RE: Concern of master key to apartments being given to the outside contractors etc. Decision was that Attorney for OMP would come back with a written policy for security concerns – including ID for outside contractors and employees and some plans and procedures for securing “master keys”. Additional supporting documentation submitted in January, 2006 by Stacie Glazier who witnessed illegal entry into her apartment.
- C. **VIN Numbers Still Being Requested:** Issue submitted from John Killen and Chris Gerosa. More discussion about OMP requesting VIN numbers from new tenants. This issue has been previously discussed by the TLAB and the determination was made at that time that OMP would NO LONGER request VIN numbers.
- D. **Issues for the Next Meeting:** To be discussed.

Adjournment

