

# TOWN OF CORTLANDT

## TENANT – LANDLORD ADVISORY BOARD



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Linda D. Puglisi  
Town Supervisor

Rosemary Boyle Lasher, Chairperson  
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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

## AGENDA

September 12, 2006 7:00 PM

Supervisors Conf. Room

### Old Business

- A. **Case #7-05 Security Deposit checks Oak Mountain:** Adjourned from the last TLAB meeting held on 2/28/06. Discussion began in August, 2005 when OMP indicated 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. In February, 2006: Documentation sent by Dale Novak, Esq., indicates the Attorney General Office is pursuing its audit and should be complete by May, 2006.

7/31 – Update from OMP – they have made a proposal to the AG as a solution. We are waiting to hear back from them.

- B. **Cases No. 10-05 and 11-05: Harassment Complaints to AG by Tenants with respect to Oak Mountain Properties: Letter from Town Attorney Thomas F. Wood dates March 14, 2006 and follow-up correspondences dated March 21 and April 6<sup>th</sup>.** At the 2/28/06 TLAB meeting the TLAB voted to have the Town Attorney contact the AG again and express several more concerns including that some of the leaders of the tenant's organization feel they are being harassed by OMP and specific reference to the Mary Walker and Deborah Hill cases regarding harassment.

- C. **Policies & Procedures for the “Method and Manner of Entry into Occupied Apartment Units” at Oak Mountain Properties:** Email submitted by Chris Gerosa Tenant Rep asking the TLAB to re-visit the issue that was discussed in 2005 and most recently at the 2/28/06 meeting with respect to the written policies that Dale Novak provided on behalf of OMP and which still are apparently not being followed.

<b>New Business</b>
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- A. **Case #2-06 Chris & LaShawn Bartley against OMP:** Tenants are bringing a case against the landlords complaining of harassment and unanswered complaints and concerns in addition to unauthorized access into their apartment by the landlord. Tenants are seeking reimbursement of \$66.49 for replacement of alleged damaged property and \$480.00 for rental of AC’s that they were never told they could purchase.
- B. **Case #3-06 Neris Management against Elizabeth Washington:** Neris requests termination of the lease due to alleged negligent behavior by the tenant in leaving a candle burning within inches of the ceiling.
- C. **Case # 4-06 Neris Management against Ejira Moore:** Requests termination of the lease due to alleged disturbances by playing music outrageously loud. Management and State Police have been to the apartment on several occasions.

**Adjournment**

