MINUTES
BOARD OF TRUSTEES
VILLAGE OF NORTH HILLS
Village Hall
One Shelter Rock Road
North Hills, New York
November 19, 2025
7:30 pm

PRESENT: Mayor Marvin Natiss
Deputy Mayor Dennis Sgambati
Trustees Gail Cohen and Phyllis Lentini
Marianne Lobaccaro, Village Administrator
Peter Cinquemani, Superintendent of Building Department
A.Thomas Levin, Village Attorney

EXCUSED: Trustee Elliott Arnold

Mayor Natiss called the meeting to order at 7:30 pm.

The Mayor announced that the Board's next regular meeting date is December 17, 2025 at 7:30 pm.

The minutes of the October 15, 2025 meeting were approved on motion by Trustee Cohen, seconded by Trustee Lentini, and adopted unanimously. The approved minutes are on file in the village office.

Village Administrator Lobaccaro read the Treasurer's Report for October 2025, which was approved unanimously on motion by Deputy Mayor Sgambati, seconded by Trustee Cohen and unanimously adopted.

On motion by Trustee Cohen, seconded by Trustee Lentini and adopted unanimously, the Board approved the budgetary transfers as requested in the November 13, 2025 memorandum from the Village Administrator.

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On motion by Deputy Mayor Sgambati, seconded by Trustee Lentini and adopted unanimously, the Board approved payment of the claims on General Fund Warrant 11/25. A copy of the approved Warrant is attached to these minutes.

Frank Faber, from Skinnon & Faber, Village Auditors, presented the Village Justice Court audit report. Mr. Faber stated that the audit found no issues with the financial transactions of the Village Justice Court. On motion by Trustee Cohen, seconded by Deputy Mayor Sgambati and adopted unanimously, the Board approved the Village Justice Court audit, and authorized filing with the Office of Court Administration.

Mr. Faber presented the general Village audit report for the fiscal year June 1, 2024 through May 31, 2025, noting that it is current, and that there were no adverse findings. Mr. Faber noted that the general fund summary showed that there was a large surplus, and that the fund balance was very good. On motion by Deputy Mayor Sgambati, seconded by Trustee Lentini and adopted unanimously, the Board approved the general Village audit.

The Board discussed the Skinnon & Faber proposed engagement letter for the 2025 fiscal year, and the Village Administrator's memorandum dated October 31, 2025. On motion by Trustee Cohen, seconded by Trustee Lentini and adopted unanimously, the Board approved the proposal for audit services, at the rate of $17,500 for the general Village audit and $2,450 for the Village Justice Court audit, and authorized the Mayor to execute the engagement letter on behalf of the Village.

The Board discussed an annual request from the Unitarian Universalist

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Congregation at Shelter Rock for approval of a temporary banner on its property. Deputy Mayor Sgambati moved that the Board approve the request. The motion was seconded by Trustee Cohen and adopted unanimously.

The Board discussed the usage of the Village shuttle service, and noted that it continues to increase. The situation will continue to be monitored.

On motion by Mayor Natiss, seconded by Deputy Mayor Sgambati, and adopted unanimously, the Board convened in executive session at 7:49 pm to discuss pending litigation and to obtain legal advice from the Village Attorney.

The Board discussed a new proposal for amendment of the current lease agreement for the Shelter Rock Road cell tower facility. The consensus of the Board was not to proceed with any of the proposed amendments. The Village Attorney was requested to respond to Crown Castle and its representative.

The Board discussed a pending claim from a shuttle passenger.

The Board discussed legal aspects of a proposed new agreement with the shuttle operator. The Village Attorney was requested to prepare a proposed agreement for shuttle service to be provided by Manhattan Limousine, Inc. On motion by Deputy Mayor Sgambati, seconded by Trustee Lentini and adopted unanimously, the Board authorized the Mayor to execute that agreement on behalf of the Village, upon acceptance of the agreement by Manhattan Limousine, Inc.

On motion by Mayor Natiss, seconded by Deputy Mayor Sgambati and adopted unanimously, the Board returned to public session at 8:35 pm.

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There being no further business, on motion by Trustee Cohen, seconded by Mayor Natiss and adopted unanimously, the meeting was adjourned at 8:35 pm.

THE ABOVE MINUTES WERE FILED IN THE VILLAGE
OFFICE OF THE VILLAGE OF NORTH HILLS AT:
TIME: _____ AM/PM
DATE: _____, 2025
PERSON FILING: _____
(Print full name of filer)

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