

**FOREST EDGE CLUSTER ASSOCIATION
EXECUTIVE MEETING
MONDAY, MARCH 11, 2024 @ 6:00PM
GREENWOOD CLUB HOUSE
EAST AMHERST, NEW YORK**

Board members in attendance: Andre Lam, Mary Ellen Sanfilippo, and Patty Vitanza. Cindy Morris and Brandon Pawlik, the Property Managers were present. Meeting called to order at 6:37 pm after a half hour open meeting of the residents.

Absent: Julie Torres and Anthony Esposito

Review and approval of December 5, 2023 minutes was done. Mary Ellen made the motion and Andre Lam. All in favor.

MANAGER'S REPORT:

1. Financial statements for the period ending February 29, 2024 were reviewed. Balance is \$1,014,882. There was \$16,169 in the checking and the remainder is in cd's and the savings account at M&T. Andre motioned to accept the financial statement and Mary Ellen seconds. All in favor.
2. Updated report was given for accounts receivables and foreclosure on 1104 Netherton, It was suppose to go for foreclosure sale March 6, the home owner declared bankruptcy for the 4th time.
3. Acceptance of financial report. Patty Vitanza made a motion Andre Lam seconds. All in favor.

ARCHITECTURAL:

1. N/A

ADMINISTRATIVE & LEGAL:

1. Update on parking issues. Patty Vitanza went to the Town of Amherst Building Department, and they gave her a sheet with the proper signage for restricted parking signs to be installed at all 3 entrances of the complex. Andre made a motion to have the signs made, Patty Vitanza seconds, motion passes. The signs will be exactly as the town of Amherst specs require.

MAINTENANCE:

1. Cindy met with Dale Fryling of Fryling Brothers Concrete to review the cement work for the year. Units 853, 952, 955, 1005 and 1501 are on the list for walkway replacements/repairs. Unit 1053 stated in the open meeting her sidewalk needs replacing. Cindy will go and review and if certain parts of the sidewalk are trip hazards, they will be put on this list for replacement.

2. Cindy will meet with Eric from Baughman Magic Seal to determine what needs to be done to our road. There are potholes, but certain areas appear to need milling. Also, the water drains near 103 is cracking again and seems to be dropping in the lot.
3. Building 401-405 has been selected to be painted in the fall by Fell and Szamania.
4. Patty Vitanza spoke about the homes with fences that have no numbers on the fence. The numbers are required by the fire company in case of an emergency. Brandon from R&D will walk around the property and figure out what units need the numbers and then he will add the numbers to the fences in the backs of the units.
5. Patty Vitanza brought up that the mailboxes need painting. Patty made a motion to hire Fell and Szamania to paint the mailboxes black, Mary Ellen seconds, all were in favor and the motion passed.
6. Patty Vitanza suggested having the head of fire for the Town of Amherst walk the property with management to show management where the fire lanes are. Also, the fire inspector can answer questions on homeowners parking behind their garages and if there is an issue in case of an emergency. Brandon from R&D will meet with Christa Halt from the Town of Amherst and walk the property.

NEW BUSINESS:

Nothing to report at this time.

Since there was no further business, Andre Lam made a motion to adjourn the meeting at approx. 7:45pm. Seconded by Mary Ellen Sanfilipo. Motion carried.

Next Meeting: May 20, 2024 at 6:00 at Greenwood