

**FOREST EDGE CLUSTER ASSOCIATION
OPEN & EXECUTIVE MEETING
MONDAY, MAY 20, 2024
GREENWOOD CLUB HOUSE
EAST AMHERST, NEW YORK**

- A.** Roll Call: Board members in attendance: Andre Lam, Julie Torres, Mary Ellen Sanfilippo, Patty Vitanza, and Anthony Esposito. Cindy Morris and Brandon Pawlik, Property Managers were also present.
- B.** Meeting was called to order at 6pm by Andre Lam.
- C.** Review and approval of March 11, 2024 minutes was done. Patty made the motion and Mary Ellen seconds. All in favor.

Approximately 15 residents attended the open meeting. The open meeting lasted an hour and parking violations, guest parking and fire lanes were discussed. The board will consider many issues, including resident feedback, safety and convenience, etc., when revising parking section in soon to be updated Forest Edge rules and regulations. Additionally, issue of mold on some homes/roofs was mentioned. Board will look for any mold concerns when conducting the upcoming Spring walk around. Lastly, units 1201 and 1404 will be added to the current list for concrete repair work.

D. MANAGER'S REPORT:

- 1. Financial statements for the period ending April 30, 2024 were reviewed. Budget looks good. Mary Ellen motioned to accept the financial statement and Andre seconds. All in favor.
- 2. Updated report was given for accounts receivables.
- 3. Acceptance of financial report: Andre motions to accept the report and Mary Ellen seconds. All in favor.

E. ARCHITECTURAL:

- 1. N/A

F. ADMINISTRATIVE & LEGAL:

- 1. Updated parking issues: Lengthy parking discussions were held with residents and between board members. Parking rules will continue to be discussed and finalized at an additional executive board meeting which will be held on June 6, 2024.
- 2. Review the new rules and regulations and make any changes: All rules and regs were reviewed and updated, except for finalization of parking rules. As mentioned above, parking rules will be finalized at separate executive meeting on June 6, 2024.
- 3. Walk around date: Board members were partnered up to conduct the Spring walk around. Cindy will drop off forms. Walk around must be completed by June 25, 2024.

4. Annual meeting Tuesday, August 13th at 6pm at Ransom Oaks Club House: Three seats will be up for re-election.

G. MAINTENANCE:

1. Painting building 401-405, concrete repairs, and milling of areas identified on map: Andre made a motion for work to be done, Anthony seconds and all were in favor. Date is yet to be set for painting of building for units 401-405.
2. Pine Trees behind units 301-304 and 311-314. Tress will be removed. Mary Ellen made the motion, Patty seconds. Motion passed.

H. NEW BUSINESS:

1. N/A
- I. Next Board Meeting: Executive meeting, June 6, 2024. Annual meeting, August 13, 2024.
- J. Motion to Adjourn: Since there was no further business, Andre Lam made a motion to adjourn the meeting at approx. 8:20pm. Seconded by Julie Torres. All in favor.