

**FOREST EDGE CLUSTER ASSOCIATION
BOARD MEETING
Tuesday, October 22, 2024
GREENWOOD CLUB HOUSE
EAST AMHERST, NEW YORK**

A. Roll Call: Board members in attendance: Andre Lam, Mary Ellen Sanfilippo, and Anthony Esposito, Tracey Couturier. Cindy Morris Property Manager were also present.

A. Meeting was called to order at 6:02 pm by Andre Lam.

A. Review and approval of August 2024 minutes was done. MaryEllen made the motion and Anthony Esposito seconds. All in favor.

The meeting lasted 40 minutes. The parking issues have been resolved with the new spots.

D. MANAGER'S REPORT:

1. Financial statements for the period ending September 30, 2024, were reviewed. Balance is \$1,032,164. There was \$36,003 in the checking and the remainder is in cd's and the savings account at M&T.
2. Updated report was given for accounts receivables and foreclosure on 1104 Netherton is still on the books, declared bankruptcy again, bank waiting to get new sale date. Unit 1151 was on the list, she has paid and is current as of October.
3. The Board reviewed the proposed 2024/2025 budget prepared by Cindy. The Board and Cindy reviewed every line on the budget, with no change to the monthly HOA fees. Andre made a motion to accept the budget, Anthony seconds, all were in favor.
4. Acceptance of financial report. Tracey C. made a motion Andre Lam seconds. All in favor.

E. ARCHITECTURAL:

1. Old units have issues with garage corners. An analysis of wood around the garage doors. Anthony motioned and Andre seconded.

F. ADMINISTRATIVE & LEGAL:

G. MAINTENANCE:

1. Painting building 611-615, MaryEllen made a motion for work to be done, Andre seconds and all were in favor. Date is yet to be set for painting of buildings for units 611-615.
2. 901-906 Roads will be looked at to see if need repairs
3. Plowing and mowing no change in price.
4. Turf Tenders will take over the lawn care. Crabgrass control and grub control. Very highly recommended. Same cost. Mary Ellen motioned and Andre seconds. All in favor.
5. Painting of 401-405, waiting for awnings to come down.
6. Concrete work completed-waiting for bill, was over budget: added 1201 trip hazard and 1406 and 1503 trip hazard work.
7. Capital improvements for 2025
8. Roof leaking supposedly at unit 903-May need to install new roof-discuss
9. 553 plumbing issue-refunded part of bill due to multiple units being affected-discuss attorney opinion on this matter of downspouts going forward

H. NEW BUSINESS:

1. N/A
- I. Next Board Meeting: Open and Executive meeting, January 21, 2025 at Greenwood at 6 pm.
- J. Motion to Adjourn: Since there was no further business, Andre Lam made a motion to adjourn the meeting at approx. 6:40pm.Mary Ellen. All in favor.

On Wed, Oct 23, 2024 at 9:35 AM Cindy Morris <cindy@rdmanagementofwny.com> wrote:

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