**FOREST EDGE CLUSTER ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

**September 28, 2021**

**Clubhouse on Greenwood Drive**

**East Amherst, NY**

**MINUTES**

**PRESENT:**

Rob Vitanza, Andre Lam, Patty Bager, and Julie Torres. Absent: Suzi Wright

Management Representatives: Cindy Kadish-Rice

**CALL TO ODER:**

Meeting was called to order by Rob Vitanza at 6:04 PM

Cindy discussed the financial statements. As of August 31, 2021 there is 882,429 in the bank between the savings, CD’s and operating account. There is only one resident who is delinquent, and they are in foreclosure. As of March 31, 2021, there was a positive variance of actual to budget of $5614. A lot of that is due to not spending any monies on major repairs to date. Andre made a motion to accept the financial report, Patty B. Seconds, all were in favor and the motion passed.

Cindy presented a budget for the next fiscal year. The board had a lengthy discussion about raising the monthly HOA Fees that have not been increased going on 4 years. Cindy explained that when our landscaping/plowing contract is up in 2023, that is the time to raise the fee since the increase could be anywhere from 10-20% increase. The budget as presented kept the HOA fee the same for the next fiscal year. Rob made a motion to keep the fee the same and accept the budget as presented. Patty B. Seconds the motion, all were in favor and the motion passed.

The board discussed the amendment to the by laws with regard to renters. Julie made a motion to re visit the amendment to the By Laws, have Ron re write to make the amendment clearer and then send out to all the home owners to get a vote. Ron agreed to re write for us at no cost to the association. Cindy explained that all board members need to go door to door to get the 104 votes needed to pass the amendment. Rob seconds the vote, all were in favor and the motion passed.

The step at unit #102 has been replaced and the railing re installed. The only part left is the soil and seed around the new sidewalk.

Patty Vitanza and Cindy will be walking around to look at the tree trimming/removal list for units 101-751 and Julie and Suzi will be doing the list for units 701-1704. The lists will be combined and sent to Ron the Stumpinator to get a quote to have all the work completed in November/December 2021.

Cindy presented 2 quotes for having all the trim painted on the East units in the spring of 2022 and to have the remaining non painted buildings (151-155, 201-206,401-405, 611-615, 1601-1604) painted sticks and Stones. After a lengthy discussion there was a motion by Andre to paint the trim and finish the buildings on the east side for a cost of 31,798.50 which will be paid out of the reserves. Patty B. Seconds, 3 were in favor and there was one no vote. In the motion it also included that the painting of the remaining buildings will be addressed in the spring of 2023. The quote to have the 5 building painted was $42,684.38.

Cindy will get a price from Baughman’s to have the black top seal coated and striped in the spring of 2022. Also, the bike path repaired from the water leak behind 1403 and the driveway to the garages for units 802/803 where the tree roots are starting to come through the black top.

The board discussed concrete replacement for the spring 2022. Right now the only one that needs to be looked at for either a gutter repair or a new sidewalk is unit 452 Forest Edge. There are no other cement concerns at the moment that the board is aware of.

The board discussed a dialer that would call every home owner in case of an emergency. The cost would be $2,600/year and the set-up fee would be $1,800. After a discussion, the board decided just to keep using the email list that we have through Rent Manager. When Cindy goes on vacation, Andre will be the back up to send the massive email in case there is an emergency.

Andre made a motion to adjourn the meeting at 7:05 pm, Patty B. seconds, all were in favor and the motion passed.

The next meeting will be held the beginning of December, 2021. Time and place to be determined.