

**FOREST EDGE CLUSTER ASSOCIATION
BOARD OF DIRECTORS MEETING**

December 14, 2021
Clubhouse on Greenwood Drive
East Amherst, NY
MINUTES

PRESENT:

Rob Vitanza, Andre Lam, Patty Bager, Julie Torres and Suzi Wright
Management Representatives: Cindy Morris

Guest: Patricia Vitanza

CALL TO ORDER:

Meeting was called to order by Rob Vitanza at 6:20 PM

Patty Vitanza discussed the proposal from the Town of Amherst regarding taking over the trash and recycling at Forest Edge. Patty gave her presentation to the board, and the board will discuss later in the meeting to approve or not approve. Patty left the meeting at 6:35.

The minutes were reviewed from the September 28, 2021 meeting. Patty B. made a motion to accept the minutes, Andre seconds, all were in favor and the motion passed.

Cindy discussed the financial statements. As of November 30, 2021 there is \$832,058 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 November 30, 2021, there was a negative variance vs actual to budget of \$668. Suzi. made a motion to accept the financial report, Andre Seconds, all were in favor and the motion passed.

Rob informed the board that the amendment to the by laws regarding renters has passed with a vote of 104 yes's and 20 nos. Kathy Shorey will be coming to the meeting at the end to notarized the signatures for the filing of the amendment. Cindy will mail the amendment out to all owners once it has been filed in Erie County. The amendment grandfathers all owners at the present date regarding renting their unit, but when their unit is sold, it can no longer be a rental, it must be owner occupied with the owner listed on the deed and title.

Rob made a motion to accept the bid to install 5 new spruce trees in front of unit 202, 362, 302, 313 and 655 in the spring by Grace Property Service. Julies seconds the motion; all were in favor and the motion passed.

Cindy presented the bid from Baughman's Magic seal to do the seal coating, striping, repairs to walking trails, the repair to 853 driveway, crack filling and road repairs at a cost around \$26,000.00. Andre made a motion to accept the bid and hire Baughman's to do the work in the spring, Rob seconds, all were in favor and the motion passed. On the bid was replacement of 3 catch basins, which the board voted not to do.

Cindy presented the bid from Wright Frontier trees that quoted treating the ash Bore trees. The Board decided to table until the next meeting. Cindy will contact Wright Frontier to get an exact quote with the number of trees that are left.

Andre made a motion to accept the new Tru Green Contract for 2022, Suzi seconds the motion, all were in favor and the motion passed.

Julie made a motion to accept the engagement letter from Kloc & Company to perform the audit and prepare the tax returns for the fiscal year ending November 30, 2021. Rob seconds the motion, all were in favor and the motion carried.

The board discussed the proposal by the Town Of Amherst to take over the garbage and recycling on the property. Forest Edge Association would have to prepay 1 year of service and purchase the totes for the home owners at a cost of about \$ 51,000.00. After the first year, the garbage fee would appear and be paid through the home owners tax bill. Patty B. Made a motion to accept the proposal and switch from using Modern Disposal to the Town of Amherst. In the motion, the up-front monies to pay for the totes and 1 years' worth of service will come out of the roofing reserve and every month for the next year, Cindy will reimburse the roofing reserve with the monies that would normally be spent on monthly trash and recycling through Modern, (which is \$2,407.42/month or \$ 28,889.04 for the year) that will be put back into the reserve. Suzi seconds the motion, 4 were in favor and one was not, so the motion passed by majority.

Andre made a motion to adjourn the meeting at 7:20 pm, Patty B. seconds, all were in favor and the motion passed.

No date has been set for the next meeting.