

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

May 9, 2023

Clubhouse on Greenwood Drive

East Amherst, NY

MINUTES

PRESENT:

Rob Vitanza, Andre Lam, Julie Torres and Anthony Esposito
Management Representative: Cindy Morris

CALL TO ORDER:

Meeting was called to order by Andre Lam at 6:04 PM

The minutes were reviewed from the October 8, 2022 meeting. Andre made a motion to accept the minutes, Rob seconds, all were in favor and the motion passed.

Cindy discussed the financial statements. There is currently \$923,600 in the bank between the savings, CD's and operating account, with almost \$400K in savings. Anthony made the motion to take \$200K out of savings to purchase a higher interest yielding CD. Andre seconded the motion and all were in favor. Anthony made a motion to accept the financial report, Andre seconds and all were in favor.

Accounts receivables were discussed. There is one resident who is delinquent and owes the association \$16,000. However, the resident has filed bankruptcy.

No architectural change request forms were submitted for review.

A board seat was vacated by Suzi Wright. Rob made a motion and Andre seconded it to appoint Mary Ellen SanFillipo as interim board member. A majority of board members were in favor.

A date was set of August 8, 2023, 6pm, Greenwood Pool House for the annual association meeting.

Flowers will be ordered and planted for the entrance flower beds.

Concrete repairs for 2023 include units 503, 352, 615, 856, 1701, 1158 at a cost of \$8,800 and repair is scheduled for around May 20th. Julie made a motion for the repairs, Andre seconds and all were in favor.

Pathways will be inspected and repaired, if necessary.

Julie made a motion and Andre seconded it to have Wright Frontier treat the ash bore trees next year. All were in favor.

The board will be doing an association walk around to determine unit compliance with rules and regulation in early June.

Board reviewed rules on awnings and determined that awning edging can be scalloped or straight.

Rob made a motion that a new light pole be installed behind unit 503 to provide needed illumination. Anthony seconded and all were in favor.

The siding on units 1601-1604 will be painted in the fall of 2023 at a cost of \$6,800. The siding on units 401-405 will be painted in Spring 2024 at a cost of \$8,050. Buildings 201-206 will be painted in 2025. Andre made a motion for the siding to be painted and Anthony seconded the motion. All were in favor.

Cindy provided an estimate of \$2,800 for painting of light posts, sign-posts and green box covers. Rob made the motion, Andre seconded it and all were in favor of the painting.

Rob made a motion to adjourn at 7:10pm, Andre seconds and all were in favor.