

**FOREST EDGE CLUSTER ASSOCIATION
ANNUAL MEMBERSHIP MEETING
Tuesday August 8, 2023
RANSOM OAKS CLUB HOUSE
EAST AMHERST, NEW YORK**

The meeting was called to order by President Andre Lam at 6:00 p.m.

Rob Vitanza made a motion to approve the annual meeting agenda. Julie Torres seconded the motion. Motion carried.

INTRODUCTIONS

Andre Lam introduced the present Board Members and Management.

Dave Snyder (1304) made a motion to dispense with the calling of the roll and use the sign in sheet as proof of attendance. Seconded by Andre Lam (361). Motion Carried.

Julie Torres certified that 93 members were either present in person or by proxy. 31 members are required for quorum.

Rob Vitanza certified that a copy of a memorandum dated July 10, 2023 was mailed to all unit owners of record as of that date.

Dave Snyder Unit 1304 made a motion to dispense with the reading of the minutes from last year's Annual Meeting and approve the minutes as submitted. Pat Sacco Unit 1201 seconds. Motion carried.

REPORT OF OFFICERS: Andre briefed the residents that there will be upcoming changes to the Forest Edge website. The website will be easier to manage, will have a freshened up look and will be mobile phone friendly too.

ELECTION OF INSPECTOR'S FOR THE BOARD ELECTIONS: Dave Snyder (1304) and Bruce Fenwick (603) served as inspectors.

INTRODUCTION OF CANDIDATES: Kathy Shorey, Patty Vitanza and Mary Ellen Sanfillippo were introduced. Patty Vitanza and Mary Ellen Sanfillippo were elected to the board. Unit 1107 asked that for future elections that the board avoid the appearance of impropriety by better defining the role of the proxy, ensuring secrecy and confidence in the outcome and requiring use of sealed envelopes.

QUESTIONS AND ANSWERS

Unit 1201 asked when roofs would be done. Board replied that roofs will be replaced/repared when needed or as they mechanically fail. Roofs are currently in excellent condition; however, the board can look into anti-fungal spraying/cleaning and get price quotes. Additionally, unit 1201 asked if weeds could be removed from the curbs. Cindy will ask landscapers to take care of this.

Unit 1555 recommended that an inspection be conducted around roof/fireplace vents, along with inspection of caulking. Also recommended that preventative maintenance of the vents be conducted.

Unit 601 asked when the West side units will be painted. The board replied that the units will be painted over time. There is a break in painting the West side units to restock funds.

Unit 1402 mentioned that soffit damage and openings should be reported by all residents to prevent bats, pests and bees from getting into units. Cindy reminded all residents to report soffit damage and she will have it repaired.

Unit 1403 asked if it would be ok to put out Bills signs during football season. Unit 1156 asks that the board get feedback from the community on this issue. The board will discuss this request.

Unit 352 mentioned that there are low hanging branches on the walking paths and the path edges need trimmed. Cindy said that she will have the tree company take care of these issues.

Unit 155 asked for more fiscal visibility as to where the association money is being invested. Cindy explained that we are investing in CDs with M&T Bank, Bank on Buffalo and Northwest and that we are getting a 5% return. Also asked if we could get free electronic payment to pay the monthly fees. Cindy said that she would ask the M&T cash manager if this is possible.

Unit 1107 mentioned that they have eroding soil in front of their tree. They also expressed dissatisfaction with the landscaper's quality of work and rudeness. Cindy will speak with the landscapers.

The community suggested that the board hold meeting that are open to the residents four times a year. Board agreed to hold additional meetings each year that are open to residents and will post the dates on the website.

Since there was no further business, Andre Lam made a motion to adjourn the meeting at 7:00pm. Seconded by Julie Torres. Motion carried.