

Greythorne Board Meeting Minutes

Date/Location- 12/16/25, 235 Stonham Way

A. Attendance- All Board members present as well as Liza Mazur.

B. The Dec. 2025 Board meeting was called to order at 9:06 a.m. At which time, the Nov. '25 Meeting Minutes were approved as well as the Dec. '25 Meeting Agenda on a motion from Steve Goodman with a second from Paul Tokasz.

C. Reports-

Financials- The following info. was reported by Bob Wetter:

The M&T Accounts reflect the following balances as of 11/30/25:

- Checking Account- Approximately \$54.9k.
- Reserve Account approximately- \$57.6k

The Morgan Stanley ("MS") accounts total approximately \$410k

- Cash/Savings- Approximately \$90.4K
- CD's- Approximately \$319.9k in four laddered instruments

Income Statement (IC)- Monthly revenues remain consistent with the Budget projections and our financial condition remains "good".

Receivables- All current save four homeowners. Lisa will contact said owns to bring them accounts current.

Bob reported meeting w/ community resident Mike Radecke to review our MS accounts and discuss strategies for reinvesting assets on a going forward basis. The Board decided to reinvest a CD held w/ MS that comes to maturity in Dec. '25.

D. Admin & Legal-

Architectural Requests- None received.

Property transfer- None received.

A&L Activity- No report.

Rear Gate Access- Lisa reported that the keypad located near the rear gate will be moved closer to said gate to provide the Police/Fire/EMS access to the community should the need arise.

Website- the website has been updated to note elected Board members and meeting minutes. Also, the Residential Directory has been completed and will be available to update the website.

Operations Schedule- The '26 Ops Schedule was reviewed and deemed complete. The three "major" contracts are in place through '27. Also noted that the Sept '26 incoming Board will need to establish an annual Infrastructure inspection and assessment plan to identify and schedule any required maintenance.

Galbo/Towne Merger- Fred spoke with the owner of Towne. Per the conversation the merger is moving forward and should be completed in March '26. Lisa confirmed the merger is going well.

D. Maintenance

Gate Operations- The software update was completed thus facilitating the goal of making the front gates operational in the near future.

Curbing- The Board approved a proposal to pay a contractor \$30k as partial payment for '25 work done to date noting that payment-in-full will occur upon completion of replacement and finish of '25 work along Harbridge -*subject to Board approval*-in '26.

Security Signs- The Board approved a recommendation that signs be posted on or near the front and rear gates declaring-words to the effect- “No Trespassing. Private Property, No Soliciting, etc.”. Lisa will have a prototype of said sign sent to Board members for review and approval.

E. New Business-

The Board agreed to send out a “community letter” to update residents on the Amendment 9.01 filing, NYSDOTs response to signalization of the Main St / Stonham intersection, and other matters.

The meeting was adjourned at 10:35 a.m. on a motion from Paul w/ a second from Steve.

The January Board meeting will occur 1/22/26 at 96 Beckford at 9:00 a.m. The March meeting will occur on 3/12 at 9:00 a.m. at 68 Brockton.