

Greythorne Board Meeting Minutes

Date/Location- 6/26/26, 235 Stonham Way

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

B. Agenda/Minutes Approval- The May '26 Bd. Meeting Minutes were approved as well as the June '26 Meeting Agenda on a motion from Paul Tokasz w/ a second from Steve Goodman.

C. Reports-

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

The M&T Accounts reflect the following balances as of 5/31/26:

- Checking Account- Approximately \$219k.
- Savings Account approximately- \$93.6k

The Morgan Stanley accounts total approximately \$417.4k

- CD's- Approximately \$326k in various laddered instruments.
- Cash & Saving- \$91.4.

Income Statement (IC)- Monthly revenues exceed expenses.

Accounts Receivables- All current therefore in good shape.

Bob also provided the Board with a detailed Cash Flow analysis (reflecting monthly projected income and expenses) for Cal. Year 2026. It was well-received and reflects a "solid" cash position through year end.

D. Admin & Legal-

Architectural Requests-

- 171 Harbridge- Open. Restoring backyard trees& planting replacements;
- 14 Brockton- Remedial work required on driveway required, sealing approved;
- 18 Harbridge- Approved. Tree removal & replacement;
- 80 Brockton- Approved- Replacement of three plants;
- 229 Stonham Way- Approved tree replacement;
- 64 Harbridge- Approved Garage door painting.

Property transfer- None.

A&L Activity- Fred and Mike attended a 6/9/26 meeting of the A&L committee at which time several issues were discussed. Pertinent topics included: Elbers will be reseeding certain areas in the development in need of same. The Spring "Walkaround" was completed and issues in need of remediation codified. Impacted homeowners will be notified. The Board also confirmed that unaddressed A&L issues will subject homeowners to monetary fines.

Website update- In addition to routine monthly updates, an extensive updating will be required in response to the merger with Towne once formalized.

Utility Beds- Plant installations were completed as part of this community-wide beautification initiative. Liza contacted various utilities to address "leaning" utility boxes throughout the development. Liza will update the Board on the matter as action is taken to remedy same.

'26 Ops Calendar- All pending matters for this quarter have been addressed.

Galbo/Towne Merger- Merger is scheduled for completion on or about end June '26. The Board will notify residents of the merger prior to Towne providing a "Welcoming Package" to residents. Towne will use the package to provide, among other things, homeowner point of contact info., introduce Towne's home maintenance options, etc.

NYS DOT- Fred and Paul met with NYS representatives to discuss drainage issues at the Main St. entrance. A Main Street resurfacing maintenance program is expected in 2 to 3 years. To seek DOT's coordination with any proposed changes in surface grade and drainage to Stonham Way will require securing the services of a Professional Engineer to provide a recommendation on how to remedy ongoing problems.

E. Maintenance-

Gate Operations- Lisa provided a quote to repair the bumper (and accompanying sensor). Lisa will schedule the repair on the rear gate in the near future.

Security Signage- The "No Outlet" sign to be installed at the front gate. Sign colors in contrast with others signs present to emphasize the No Outlet lettering.

Gutter repair and surface grates- Harbridge work will commence next week. Residents will be informed in the same manner as last year.

F. Old/New Business-

No new business reported.

The meeting ended at 11:32 a.m. on a motion from Mike w/ a second from Steve.

The next Meeting will occur on 7/15/26 at 96 Beckford at 11 a.m.