

Ransom Oaks Community Corporation Notice of Annual General Meeting

ELECTION BALLOT & 2025 Assessment Invoice Enclosed

Treasurer's Report 2024/2025

Happy New Year, Ransom Oaks Residents!

I am pleased to share that we remain on a strong financial trajectory, consistently meeting our operational budget goals. We continue to make progress on essential amenity projects while also prioritizing long-term savings for the future. Our investments have been yielding favorable returns, generating higher interest, and enabling us to effectively keep pace with inflation. As a result, we have been able to minimize increases in assessments while maintaining financial stability.

After completing all planned projects, we anticipate contributing at least the budgeted \$30,000 to our reserves this year. Following this contribution, the total reserve funds will approach \$250,000. Looking ahead, after completing the large projects scheduled for next year, we plan to contribute an additional \$20,000 to the reserves. Furthermore, by the end of 2026, the loan taken out in 2018 will be fully repaid, and the elimination of this expense will further enhance our financial stability and success.

The reserve savings fund is a critical component of our financial strategy, as it plays a key role in securing favorable mortgage and refinance terms with banks. Additionally, we recognize the importance of maintaining adequate reserves to address future projects and significant expenses necessary to preserve our facilities. These projects include pool resurfacing, building remediation, roofing, concrete deck replacement, resurfacing of tennis and sport courts, as well as pool equipment repairs and HVAC system maintenance. The costs associated with these projects are substantial, making a well-funded reserve essential for long-term fiscal soundness.

The Board has approved a 2% increase for the 2025 calendar year. This adjustment will ensure that operational costs are met while continuing to fund the replacement and maintenance of our current facilities. As a result, the assessment will increase from \$440 to \$448.80. Residents of the Woodgate Community will see their assessment to Ransom Oaks change from \$87.39 to \$89.14. While Woodgate maintains its own pool, clubhouse, and tennis courts, it continues to contribute to other shared common maintenance expenses within Ransom Oaks.

2024 Budgeted Expenditure Highlights

Installed new playground on Glen Oak Dr. - Installed new mulch at all 5 playgrounds. - Sidewalk repair on walkway between Bramhill and Old Oak Post. - Purchased new dining tables and chairs for the Greenwood Pool. - Tile repair at the Eveningwood pool. - Replaced impeller for Greenwood big pool.

2025 Budgeted Projects

Resurface the Ransom Oaks and Eveningwood baby pools. - Replace the Greenwood clubhouse siding. - Update the Greenwood clubhouse flooring and paint main room and bathrooms. - Purchase new chaise lounge chairs for the Greenwood pool. - Replace the Ransom Oaks tennis and pool fencing.

In addition to the facility projects, Ransom Oaks is dedicated to fostering a warm and welcoming environment where neighbors can come together and enjoy all that the community has to offer. We will continue to host a variety of community events, including seasonal pool opening parties, arts and crafts activities, tie-dye activity, bike parade, movie nights, visit from Santa, music and food truck gatherings, and swim events.

The Ransom Oaks Board extends its gratitude to all residents as we collaborate to create a promising future for our community!

Wishing you all the best,

Peggy DeGlopper, ROCC Treasurer

The Ransom Oaks Board of Directors and Logiq Management Team

ANNUAL MEETING NOTICE

The Annual General Meeting (AGM) of the Ransom Oaks Community Corporation (ROCC) is scheduled for Monday **January 13th at 6:30 PM** at the **Alfred Jurek Post**. The address is **655 New Rd.** East Amherst, NY 14051. The agenda for this meeting will include the election of three members to the ROCC Board of Directors and the transaction of other business as it may come before the Board. The Ransom Oaks by-laws require that we have a quorum of homeowner members present at the meeting and/or represented by proxy vote to have a valid Board of Directors election. Your vote will help ensure that we secure this quorum to allow us to conduct business during the AGM. This will also be an opportunity to join a committee or share your ideas. Enclosed, please find the ballot, agenda and last year's meeting minutes. Copies of the current balance and budget will be available at the annual meeting.

Board Candidates

Incumbent: Brian Carpenter

Brian has been a resident of Ransom Oaks since 2013. He loves the family atmosphere, friendly neighbors and appreciates what a great place Ransom Oaks is for he and his wife Kim to raise their three sons. He is the Director of Operations for Well Worth Products, a UB Grad and a USMC Veteran. Brian filled a vacant Board position 5 years ago and has stepped up as the Architectural Chairman and then into the role as President. He hopes to help preserve Ransom Oaks' natural beauty and to provide continuous improvements in the neighborhood for future generations to enjoy.

Incumbent: Chris Bogdan

Christopher joined the Ransom Oaks Board of Directors in 2018. As a former Board President, he successfully helped to guide Ransom Oaks toward a path of fiscal stability while continuing to enhance the community by facilitating events, guiding management and tackling problems as they arise. As a current At-Large member, he primarily guides the board in interpreting the bylaws and maintaining proper procedure and implementation of the rules. Professionally, he is an Engineering manager for a local OEM company where he oversees 25M annually in food and pharmaceutical equipment production. He is seeking re-election because he would like to continue to contribute to the neighborhood he lives in.

Incumbent: Michelle McCormick

Hello, neighbors! My name is Michelle McCormick, and it has been my honor to serve on the Ransom Oaks Community Corporation Board of Directors for the past three years, including two as Secretary. Since my husband and I moved to Ransom Oaks in 2018, our family has grown to include three wonderful children. You've probably seen us walking our sweet pit bull, Evie. Living here is truly a privilege. Our family cherishes the pools and playgrounds in the summer and the many events organized by the Recreation Committee throughout the year. Beyond that, it's the friendships—on our cul-de-sac and throughout the neighborhood—that make Ransom Oaks so special. This community is truly unique, with a camaraderie that's hard to find elsewhere. As I seek re-election to the Board in 2025, I remain committed to ensuring Ransom Oaks continues to thrive. I believe in making thoughtful, financially responsible decisions that sustain the amenities and sense of community we all value. Let's keep building on our momentum together.

Thank you for your support—Go Bills!

How do I vote?

If you are a property owner in Ransom Oaks, have paid all assessments and have no outstanding liens against your property, you can cast your vote in one of three ways.

1. Attend the Annual Meeting: Bring this notice with you to the Annual Meeting and cast your vote.
2. Vote by Proxy: If you cannot attend the Annual Meeting, complete the proxy and assign someone to bring it to the meeting on your behalf.
3. Vote by Mail: complete your ballot and return to Ransom Oaks via mail no later than Friday January 10, 2025 at the following address: Ransom Oaks Community Corporation, Attn: Secretary, 101 Ransom Oaks Drive, East Amherst, NY 14051

PROXY

TO VOTE BY PROXY FILL THIS SECTION OUT. IF NOT, PROCEED TO THE BALLOT.

No, I will not attend the Annual General Meeting on January 13, 2025 and hereby assign my Proxy as follows: I, the undersigned, being a member in good standing of Ransom Oaks Community Corporation under provisions governing said community, do hereby assign my voting right to (insert name) _____, said person being a member in good standing of the community. This Proxy is executed for this Annual General Meeting and carries with it the full right of the assignee to cast my vote as the Ballot specifies or if not specified, as he/she sees fit on all business as may come before this meeting. *If a name is not specified or the assignee is not a member in good standing, this proxy will be assigned to the Board's recording secretary.

BALLOT

The Ransom Oaks Board is a group of 9 Directors who volunteer their time to manage the Community Homeowner's Association. Each elected member is asked to serve a 3yr term. The Board usually meets the 3rd Monday of each month to discuss and plan community operations, finances, Declaration enforcement and direct community management. Positions include, President, Vice President, Treasurer, Secretary and At-Large seats. The community needs an engaged Board of Directors to thrive and ensure long term sustainability for the neighborhood amenities and assets. If you are interested in joining the Board, you can write your name in one of the Write In spaces below or vote for your preferred listed candidate.

VOTE for a total of three (3) people. Write a check or X on the line next to the candidates you want to vote for and/or write in the Candidates you want to have on the board that are not represented on the ballot.

Brian Carpenter _____ Write In _____

Chris Bogdan _____ Write In _____

Michelle McCormick _____ Write In _____

Date _____	
Name _____	Address _____
Signature _____	

Ransom Oaks Community Corporation

Annual Membership Meeting Monday January 13, 2025 at 6:30pm Alfred Jurek Post (655 New Rd.)

AGENDA

1. Call Meeting to Order: (President)
2. Welcome and Introductions: (President)
3. Roll Call & Quorum Certification : (Secretary)
 - a. Per the legal documents “Not less than the lesser of 1/10 or 100 of the total votes of each class of membership shall constitute a quorum.”
 - b. I entertain a motion to use the owner register as proof of meeting attendance and as evidence of the total vote count to determine if a quorum has been established.
 - c. Please let the minutes reflect that, as Board Secretary, I certify that ___ members are present in person or by proxy.
 - d. I need a second for the motion. All in favor _____ Opposed_____
4. Proof of Mailing of Meeting Notice: (Secretary)
 - a. Please let the minutes reflect that as Board Secretary, I certify that a copy of the annual meeting notice was mailed to all residents on _____.
5. Motion to Approve this Annual Meeting Agenda: (President)
 - a. Second for Motion _____ All in favor _____ Opposed_____
6. Motion to Approve previous Annual Meeting Minutes.(Secretary)
 - a. Second for Motion _____ All in favor _____ Opposed_____
7. Report of Officers
8. Election of Board Members
 - a. Election Process and Board powers and duties (Management)
 - b. Announce election results: (Inspectors)
9. Homeowner’s Forum: (President)
 - a. Each resident may be given 3 minutes to ask questions and share. The Board may choose to respond and discuss topics with residents or if more discussion or research is needed, they may table the discussion and respond in writing.
10. Motion for Adjournment: (President)

Ransom Oaks Community Corporation Annual Meeting Minutes

September 26, 2023

Directors and Staff (P=Present; A=Absent; L=Late; E=Early Departure) Chris Bogdan (P) Peggy DeGlopper (A) Michelle McCormick (P) Patti Badger (P) Chris Kausner (P) Yolanda Minichello (P) Jennifer Stewart (A) Brian Carpenter (P) Sue Dewey (P) Logiq Mgmt. (P)

- Brian Carpenter **Motion** to open meeting at 6:33pm, 2nd by Patti, carried by all.
- Secretary, Michelle McCormick **Motion** to certify that there were 157 members present in person or by proxy, 2nd Sue, carried by all.
- Secretary, Michelle McCormick certifies that a copy of the annual meeting notice was mailed to all residents on August 24, 2023.
- Secretary Michelle McCormick **Motion** to Approve 2022 Annual Meeting Minutes, Chris K 2nd, carried by all.

Officers report included budget review, reserve study and savings explanation, facility and management summary, and recreation highlights.

Chris Bogdan discussed the potential access road on Ruby Ln. due to the new development. He will continue to monitor the situation, advocate for the community and communicate as new information presents.

The election inspectors announced the election results. The three Board candidates with the largest number of votes were Peggy DeGlopper, Chris Kausner and Lisa Redino.

Residents were given an opportunity to share comments and ask questions.

Brian Carpenter **Motion** to adjourn at 8:05pm, 2nd by Sue, carried by all. [System.PageBreak()]

ROCC 2025 Budget

Ransom Oaks Community Corporation Budget 2025

2025 Budget

INCOME

4100 Income	
4102 Late Fees	\$0.00
4103 Pool Fees	\$1,000.00
4106 Association Dues	\$486,280.48
4110 Lien Payment Income	\$500.00
4112 Interest Income	\$1,000.00
4113 Closing Income	\$2,000.00
TOTAL INCOME	\$490,780.48

EXPENSE

5020 RECREATION EXPENSES

5021 Community Programming	\$3,600.00
5024 Food and Picnic Supplies	\$1,200.00
5026 Arts & Crafts	\$1,000.00

5030 POOL EXPENSES

5031 Permits	\$2,256.00
5032 Pool Tags & Operating Exper	\$2,000.00
5034 Payroll Expense	\$1,000.00
5035 Employer Payroll Taxes	\$11,000.00
5036 Salary for Lifeguards	\$92,000.00
5037 Salaries for Maintenance	\$5,500.00
5038 Pool Maintenance and Repair	\$22,175.00
5039 Pool Supplies	\$12,000.00

5040 BUILDINGS

5042 General Maintenance Expens	\$5,000.00
5043 Plumbing	\$3,500.00
5046 Electrical Repairs	\$1,500.00

5050 PLAYGROUND & TENNIS COURT EXPENSES

5051 Tennis court repair	\$1,500.00
5052 Tennis nets & Equipment	\$500.00
5053 Fence and gate	\$500.00
5054 Playground Maintenance	\$500.00
5055 Playground equipment	\$500.00

5070 UTILITIES

5071 Electric	\$12,500.00
5072 Gas	\$8,000.00
5073 Water	\$1,750.00
5074 Telephone & Internet	\$4,500.00

5100 ROCC GENERAL EXPENSES

5101 Management Fee	\$79,590.00
5102 Accounting Service	\$4,900.00
5103 Insurance	\$26,500.00
5104 Landscaping	\$34,000.00

5106 Bed Maintenance	\$14,500.00
5107 Environmental Expenses	\$250.00
5108 Legal Fees	\$6,000.00
5109 Postage	\$6,500.00
5116 Web Services	\$500.00
5117 Computer Software	\$3,500.00
5118 Office Supplies	\$800.00
5120 Miscellaneous Expenses	\$100.00
5121 M&T Loan Interest	\$2,457.68
5122 M&T Loan Principle	\$28,310.56
5124 Lifeguard Uniforms	\$800.00
5125 Tree Removal	\$4,000.00
5126 Pest Control	\$2,500.00
5128 Architectural Compliance	\$1,000.00
5048 Security Alarm quarterly fee	\$800.00
5131 Sidewalk Repair	\$1,500.00
5133 Drainage Remediation	\$1,500.00

5300 Taxes Expense (non-posting)

5303 Other Taxes	\$1,500.00
5300 Other Taxes Expense (non-posting)	\$175.00

5650 Bank Fees

	\$100.00
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TOTAL EXPENSE

	\$415,764.24
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Net Operating Income

	\$75,016.24
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5500 Reserve Expenses

5501 Pool Furniture	\$11,000.00
RO Fence	\$17,000.00
RO Pool concrete	\$6,000.00
GW siding	\$13,000.00
GW floors, bath epoxy and paint	\$8,000.00

TOTAL RESERVE EXPENSE

	\$55,000.00
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Net after reserve expense

	\$20,016.24
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Reserve Contribution

	\$20,016.24
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PROJECTED NET INCOME

	\$0.00
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