

CENTRAL SQUARE VILLAS  
BOARD MEETING MINUTES OF  
November 24, 2021

Felicia Lehman and Tony Steward were in attendance. Suzanne Attea was excused. Diane Wagner and Mary L. Fildes from LMM Properties Inc. were also in attendance.

Seven owners addressed the Board prior to the meeting being called to order. Most of the attendees were at the meeting as they offered to serve on the Due Process Hearing Committee. Andy Wiercek mentioned he previously spoke to a Lancaster Police Officer about vehicles speeding and not stopping at STOP signs. Mentioned two lights are on 24/7, questioned why roofs are being replaced. Andy stated he knows a safe driving instructor looking for locations to hold classes. Questioned when the number of board members will increase. Asked if the 2022 budget has been approved. Reminded the Board there was not a 2021 annual meeting. There was much discussion on Andy's comment about the owner's speeding and not stopping at Stop signs. Tony mentioned the possibility of speed bumps. Tony also mentioned he will call the police asking they come to the property because of owner's not stopping at Stop signs and speeding.

Bev Penski asked if the gutters were being cleaned now that the leaves have fallen. Andy stated the association has never cleaned the gutters. Gutters guards were mentioned for those units with trees. Jerry Izydorczak offered to check the number of units with trees.

David Canaski stated the previous Board moved Stop signs and currently the signs are not in the correct locations. David and his wife Lea mentioned some of the neighboring private homes have not cleaned up their section of pond.

Jerry I. questioned if a generator can be installed and asked if a Roof Special Assessment would be charged. Tony stated a Reserve Study will be completed and posted in the web site. Mark Bonvissuto commented roofers do not guarantee repairs and some roofs should have already been replaced due to interior damage caused by the leaks.

Sue LePage questioned if a snow fence could be installed near her home to help in the drifting snow. Felicia stated she too gets drifting and previously had a snow fence that did not help.

The Due Process Hearing Committee includes Sue LePage, Bev Penski, Jerry Izydorczak and David Canaski who was voted committee chair. The committee was presented by the Board with two pages that included a description of the purpose of the committee as well as the steps needed to be followed for a hearing.

**Call to Order:** Tony called the meeting to order at 7:25 PM.

**Minutes:** The October 27<sup>th</sup> meeting minutes were previously approved by email.