

CSV Board Meeting Minutes 6-29-2022 - 6:00pm at the Clubhouse

In Attendance:

Board Members: Tony Steward – President, Felicia Lehman – Treasurer, Mark Bonvissuto - Secretary

LMM: Diane Wagner

Community Members: Audrey Robinson, Mary Jo D'Amore, Nancy Aren, Andy Wiencek, Annie Loeffler, Tricia Dennison, Paula Adamy, Debi Mascia, Cheryl Lazzaro, Suzanne Pollutro, David Canaski, Lea Canaski, Denise Krumm, Jerome Izydorzak, Brian Dudkowski, Robert Capozzi, Debbie Keller, Paul Indelicato, Beth Klawson, Patty Gaffney, Laura DeBergalis, Sue Luzi, Dawn Delisle, Patti Blatner, Judy Kleim, Jim Huetter, Lou Mistretta, Ann Mistretta, Sarah Lombardo, Bill Wiedenbeck, Donna Wittenberg, Mike Wittenberg, Robert Woodill, Christine Stacy, Ronald Stacy, Kathy LiPima, Larry LiPima, Barb Hall

This fulfilled Clubhouse maximum capacity; the remaining CSV residents who chose to attend this meeting were outside the Clubhouse.

Open Session:

Tony Steward:

- I recently received a letter circulated throughout the community which contained misleading information regarding interpretation of Rules and Regulation as if we are in a vacuum. This letter refers to the interpretation of the Rules and By-Laws. Interpretation is the operative word. When members lie or spread false information, chaos is created not only for the Association, but throughout the community. The primary rules are on our Website. This Board has not changed any Rules or By-Laws.
- I have had my own personal experience with the Parking Rules. I am questioning the possibility of selective enforcement, which is illegal in New York State. There will be no compromise on the Parking Rules due to the selfish and callus act of illegally removing the Parking Signs. This matter is under investigation by the Lancaster Police Department. Until this matter is resolved, any discussion regarding amending the Parking Rules is tabled until signs are returned and violator comes forward.
- Pet rules must be followed; dogs must be leashed at all time when outside.
- This letter refers to “making our community better” and refers to new rules that are affecting the lifestyle of our community members. I challenge anyone to point out what new rules affecting lifestyle were created by this Board. This Board has not created any new rules.
- All condominium communities have rules and restrictions. We are more lenient and less restrictive than many other condominium communities. It is a crucial and primary function of the Board to enforce the Rules and Regulations of the community. Everyone is subordinate to these rules. People displace reason with emotion.

- Actions of residents of this community determine its value on the open market, as well as our reputation throughout the community. This may also affect our reputation in the open market. Our reputation affects vendors that we currently do business with, as well as vendors we may wish to attract in the future.
- This Board has been in place for only a year. Residents complain about our current vendors; this Board has not contracted with any new vendors for lawn service or snow plowing. Both of those vendors were secured by the previous Board.
- When residents choose to be rude and disrespectful to the vendors hired to service our community, they risk those vendors ceasing to do business with us. We run a risk of having a reputation as a difficult community; this may affect our ability to secure vendors in the future.
- The degradation of quality of life and home values in this community would be a result of vandalism in our own community. This is what you should be concerned about.
- There are those who cry lack of communication. This Board has communicated with our residents through our website, mail, Robocalls, Monthly Meetings, Annual Meeting, and posting information on our Community Bulletin Board. It is up to the Board to provide the information, but it is up to you to become informed.

Felicia Lehman:

- Many complaints about Special Assessment have been received. In an HOA you operate with an operating fund for day to day operations and a reserve fund in which saves money for future repairs. Tony interjected that Felicia has over 40 years in public and private accounting; we are extremely lucky to have her in this position.
- If you want roads replaced, we are looking at over \$500,000. We are not allowed to use Reserve funds for operating costs.
- There are no specific rules in NYS to govern the reserve fund. We contracted with a special reserve study vendor – the reserves are currently underfunded by \$50,000 per year. We are very underfunded. We are looking out for the costs of the homeowners of this community. Our goal is not to have large special assessments.
- Also, we have received many comments that this assessment is irresponsible. This loss of \$127,000 per General Ledger Trial Balance covers 2010-2020 – we are covering costs that should have been recaptured in prior years. Previous Boards did not address these deficits. If these losses are not addressed in a timely manner, the people who benefit and move out stick the new owners with these costs. Agreed, it is unfair; however that is the way the rules are written. There was no obvious attempt to collect these losses because they were never shown as special assessment other than \$40,000 that was assessed in 2017.
- Many complaints that our budget is too high; we cannot control what needs repairs. A Board should try to budget higher to obtain additional funds to cover unforeseen costs. This has not been done over the past 8 years.
- There was an insinuation that Fairwood Management was not dealing with our money properly. Fairwood was dealing with our money properly, as was proven by the audit.

- Special assessments are for Capital Improvement or levied for unanticipated operating costs; i.e., repair fences, major landscaping repairs; repayment of operating deficits. We are within our rights to assess homeowners for past deficits. Some comments on spending on 2021 costs have no bearing on calculation of the assessment; this assessment is only covering costs incurred through 2020. There has been no responsibility on the part of this Board for what happen during the time frame of 2010-2020. The prior Board was warned they were running in a deficit but chose not to address this matter at that time.
- Concerns with questions from Andy: First concern references promises made by Marrano and realtors; those promises are not binding, and it the prospective buyer's due diligence to read documents, understand restrictions, and decide if you want to live in this community.
- Parking: potential and current owners have a responsibility to read and understand Parking Rules and Regulations which have been in effect since 2015; why they were not fully enforced remains unknown. Many people who have been taking advantage of this lack of enforcement have displayed vulgar, argumentative, and entitled behavior upon enforcement of these Rules. This type of behavior is unfair to everyone.
- To address the safety concerns brought up by Andy numerous times: we cannot control driving habits – please come up with a solution if you wish to continue to address this matter. As to why all 200 owners cannot vote on every decision, the residents of this community have a lack of interest; this hinders the operations of our community. The Board handles day to day operations; major decisions and/or problems go out to residents for vote. Regarding more social activities, there are no volunteers to organize this suggestion. Please stop bringing up the same issues.
- Complaints that current Board Minutes are not on website – our current web designer has been unresponsive to numerous calls.

Mark Bonvissuto:

- There have been no By-Law changes. These are the By-Laws that have been in place and it is every homeowner's responsibility to be aware of the By-Laws of this community. As you all know we were unable to reach a quorum at our Annual Meeting, so we could not make any changes to our By-Laws.
- The Board Members follow the same By-Laws. Whether a community resident agrees or disagrees with the Rules, there are some basic issues here.
- Vandalism is not a solution to a problem; it is selfish and costly to our community.
- This is a volunteer Board working for the greater good of our community, not to cause conflict or to be harassed by a group of displeased community members. This community belongs to all of us and conflict is not uncommon when 200 people live in a densely populated area where rules must be enforced. Solutions occur when calm, civil, rational discussions take place in an effort to find an equitable solution for the good of the entire community.

- Hiding behind letters, falsehoods, misinformation, and lies to incite your neighbors is not a solution to create a community that is a fun, welcoming, and prosperous place to live.
- No one likes or agrees with all of our rules. However, this is not us versus them; it is the obligation of the Board to impartially enforce the rules for all residents, not a select few. It was the responsibility of each homeowner to be aware of the bylaws of this community when they purchased their home. If there were rules/bylaws that a potential purchaser did not agree with, they had the option not to purchase a home in this community.

The Residents were then given the opportunity to speak for a period of 30 minutes. All members were advised that outbursts and disrespect would not be tolerated. Any member who was disrespectful and/or hostile would be asked to leave the meeting.

Many members voiced concerns and opinions during their opportunity to speak; the allotted 30 minute time frame was extended to allow all participants to voice their concerns. There were varying differences of opinion on many issues, including, but not limited to:

- the 2022 Special Assessment;
- the enforcement of the Parking Rules and Regulations;
- the performance of the Board Members;
- the performance of LMM Property Management Company;
- the work being performed by the lawn and snowplowing contractors;
- the cost and reasons for replacement of the fobs;
- the timing and expectations of repairs for roofing, streets, painting, etc.;
- requests for more community events/social committees;
- the vandalism in the community;
- use of the swimming pool by guests;
- mice in the community;
- cost of renting clubhouse for community members vs. private events.

Executive Session:

All Board Members agreed that it was the right decision to allow all residents to voice their concerns rather than limit the open meeting to 30 minutes.

Minutes from May 2022 Meeting were approved.

Ace Paving will begin paving work in July; homeowners will receive calls prior to the work taking place.

Special Assessment is based on costs incurred prior to this Board; residents were advised that this will cover costs incurred through 2020.

Meeting Minutes began becoming available to residents in May 2021. Prior to that, there were only occasional newsletters on the Community Bulletin Board. Minutes are not verbatim; they are summarized.

Every homeowner is responsible to maintain and keep presentable their front area and 15' in their back area; this includes weeding. Residents are not permitted to neglect their properties and bring home values down.

BorDan trims by the pond although this is not included in their contract. Estimates will be solicited for landscaping by the pool. We also need a tree company to address the dead trees.

Trim painting to begin in September 2022. Rotting wood will be addressed for affected homes on Hanover. Mark would like to meet with the vendor prior to onset of the work to advise them of the trouble spots to be aware of.

Tony suggested offering a reward for the return of the stolen signs in the form of a Visa card. Suggested replacement signs for parking; residents are assuming the Board has changed their minds and are parking there again. We are in this situation because of abuse. Rules will not bring home values down; actions of residents will bring home values down in this neighborhood.

Meeting adjourned at 9:50 PM