

Central Square Villas Annual Meeting 2023

Term in Review (2021-2023)

Road repairs (note that Hanover Street should be re-milled)

Transferred the deed (clubhouse and common elements) from Marrano to CSV

Hired an experienced HOA attorney

Retained our accountant

Retained Q&D Management to replace LMM

Created supplemental rules & regulations (attorney approved)

Created a due process hearing committee (with procedural documentation)

Obtained painting estimates for each building

Roof replacement – 38-48 Hanover & 51-57 Hanover. Cost of \$90,932

Updated CSV website and created an electronic suggestion box – suggestion@centralsquarevillas.com

Authorized numerous repairs

Created an online complaint form

Created a maintenance and repair procedure

Driveway & road resealing, Hanover & pool area. Cost of \$12,264

Procured a professional reserve study

Painted CSV entrance signs

Requested Lancaster PD to routinely patrol CSV to help curb our speeding problem

Exterior wood trim painting on Hanover. Cost of \$33,000.

Mailbox repairs and painting. Cost of \$3,208

Transferred \$200,000 from a low interest bearing money Market accounts earning .10% interest to variable CD's in our investment account earning between 3.2% - 4.24% interest

2023 Projects –

Exterior wood trim painting – Cumberland.

Driveway & road resealing – Cumberland

Repairs to buildings impacted by the December Blizzard.

Entrance sign renovation or replacement. \$15,000.

Roof replacement assessment.