

CENTRAL SQUARE VILLAS
2/22/23 BOARD MEETING MINUTES
MEETING HELD AT THE CLUBHOUSE

President Tony Steward called the open owners meeting to order at 6:03 PM.

There were 11 owners in attendance.

Margie (33 Cumberland) mentioned she has 3 M window film on her windows and what a difference it makes both in winter and summer. Margie gave the contractors' information to Felicia. Margie commented it may be good to invite this contractor to a meeting to make a presentation.

Andy (13 Denton) stated recently on WBEN snow blowing into attics was the topic. Questioned if Mark is still on the Board. With global warming is it possible to get three separate snow removal contracts, light, medium and high amounts of snow. Questioned if owners can patch potholes on Hanover in an effort to save money. Andy commented he appreciate the fall financial meeting and if the annual meeting could be held in the summer as some owners are still away in April. Final remark was could the Board consider not having the parking policy not in effect during the winter months.

Lew & Ann (36 Denton) questioned of Travelers Insurance changed their mind on denying the insurance claim filed for approximately 75 units having leaks. Owners are having a meeting on February 29 to gather information and proof to go back to Travelers proving ice dams caused the leaks. Other owners commented Lance/Aerial Roofing should be liable for the leaks since Lance has been back to a number of units multiple times due to roof leaks. Felicia commented that it's not financially feasible for CSV to look at all roof issues. Ann questioned if another mailing asking for Board nominations as the original mailing only included the nomination form.

Bev () Questioned if Lance or other contractors walk the property inspecting the exterior of the units for preventative maintenance items. Bev commented on the poor job the asphalt company did last year as the job didn't last.

The majority of the remaining owners were in attendance to find out Traveler's decision and question what information is needed to have Traveler's pay the claim.

Steve Grimaldi (insurance agent) will be asked if he will release CSV's insurance policy to owners with interior damages.

Board meeting: Tony called the meeting to order at 7:35 PM. Tony Steward and Felicia Lehman were in attendance. Mark Bonvissuto previously resigned. Management will be provided with Mark's resignation letter.

The January board meeting minutes were approved by Felicia and Tony.

Felicia stated the January financial reports were OK.