



Central Square Villas Annual Meeting

June 4, 2024

Main Transit Fire Hall

Meeting Called to Order at 7:15pm

ATTENDANTS: Julia Sullivan, President

Felicia Lehman, Treasurer

Susan LePage, Acting Secretary

Suzanne Attea, Secretary (absent)

Cindy Morris, R&D Mgt. Company

Brandon Pawlik, R&D Mgt. Company

Current Board of Managers were introduced as well as our New Management Company – R&D Management Company

Quorum was met with total of 50% or 100+ voting units between physical attendees & proxy votes

Motion to forgo reading of last annual meeting minutes was made by Andy, 13 Denton; 2<sup>nd</sup> by Roseanne; Brocton

TREASURER'S REPORT: Given by Felicia Lehman; Hard copies were handed out to all in attendance as well as slide presentation on large screen. It was asked of BOM if our budget for snow removal could be decreased going forward due to the past few mild winters. The explanation given is that winter weather is very unpredictable; we have no way of knowing if it will be really bad or mild & therefore plow companies charge with that in mind.

PRESIDENT'S REPORT: Given by Julia Sullivan; Accomplishments of 2023:

Reopened guest parking areas to all residents  
Roads & driveways on Cumberland were all resurfaced as well as painting of all units

Center of Hanover St was repaired appropriately  
Roofs were repaired on Hanover, that were in dire need  
Dead trees were removed throughout community  
New chairs & umbrellas were purchased for pool area

2024 to current date accomplishments:

2 Roofs on Hanover were replaced  
Number of Board Members was voted on to increase to 5; approved  
Road & driveways on Denton were resurfaced as well as painting of trim  
work on units  
ProCut has been contracted with to cut/lower drain pipes & caps

**Additional comments/information:**

Rules in regard to dog ownership: all dogs must be on a leash at all times when outside of unit. There is to be only one dog or cat per unit; no exceptions.

It was requested by several residents that new street signage into our community from Pleasant View be larger & reflective to be seen at night. Cindy will look into this.

Julia has advised all to go to the CSV website for any & all information in regards to our community. Website has been overhauled and is constantly being updated. A big thank you to Jerry I. for investigating landscaping companies & advised BOM to hire Seasonal for weed service.

Motion was made to accept new board members Joe Diliberto; Barb Hall; Susan LePage; motion made by 15 Denton; second by 102 Denton

**FLOOR OPENED TO QUESTIONS & ANSWERS**

18 Brocton – concerned about speeding on Brocton; inquired about placement of stop sign at Denton & Brocton

17 Brocton – questioned last meeting minutes on website were from Nov, 2023; are there no further minutes? No, BOM stated that November was the last formal board meeting as activity during the winter months was minimal and monthly meetings were not necessary. The BOM is considering holding quarterly meetings in the future.

36 Denton – inquired if our by-laws are in sync with the HOA insurance company's coverage.

33 Brocton – stated that if your private insurance company is the same as the HOA insurance company, then your whole unit inside & out would be covered.

21 Denton – inquired if it was legal for cars to be parked on the road in front of homes as there are cars parked all over Brocton; the answer is there is no restriction on parking in street.

Cindy Morris, R&D Mgmt stated that they send out many general information emails to homeowners from a Do not Reply email address, however there is no way to respond to these emails. Please check the email address & she suggested/urged homeowners to please email her or Brandon at R&D with concerns/complaints & they will respond accordingly.

MOTION TO ADJOURN MEETING made by 21 Hanover; second by 17 Denton; time: 8:00pm.