ANNUAL MEETING

Central Square Villas

Held - June 10, 2025
Main Transit Fire Hall Williamsville, NY
Board of Managers

- Julia Sullivan - President
- Joseph Diliberto - Vice President
- Felicia Lehman - Treasurer
- Susan LePage - Secretary
- Barb Hall - Board Member

ANNUAL MEETING AGENDA

1. Call the meeting to order
2. Motion to approve the meeting agenda

INTRODUCTIONS

Introduction of the present board members and R&D managers

MEETING REQUIREMENTS

A. Roll call.
B. Confirm meeting notice was mailed to all unit owners on April 10, 2025.
C. Verify we have a quorum for the meeting. Total of 50% or 100+ voting units between physical attendees & proxy votes
D. Minutes presented from the prior year's meeting, held on June 4, 2024.

OFFICER'S REPORTS

ELECTION OF DIRECTORS

Nominations from the floor to be added to the ballot.
Introduction of candidates running for the board.

UNFINISHED OR OLD BUSINESS TO DISCUSS

NEW BUSINESS

ADJOURN MEETING

STATEMENT OF REVENUE AND EXPENSES
For the year ended: 12/31/2024

	ACTUAL	
	Operations	Reserves
Revenue:		
HOA Assessments	$ 540,000	$ 169,800
Developer Contributions	-	-
Rent	300	-
Interest and Other Misc Income	598	25,254
Total Revenue	**540,898**	**195,054**
Expenses:		
Owner & Administrative		
Management Fees	48,000	-
Insurance	106,229	-
Miscellaneous & Office	4,376	-
Professional (Legal & Acctg)	5,029	-
Taxes	1,311	-
	164,945	-
Utilities		
Water	44,107	-
Electric	7,592	-
Gas	1,764	-
	53,463	-
Maintenance		
Landscaping	120,600	-
Clubhouse	914	-
Pool Maintenance	5,991	-
Snow Removal	144,850	-
Building Maintenance	50,654	-
	323,009	-
Reserves		
Resealing	-	6,536
Roof	-	111,928
Contingency - Front Entrance Sign	-	11,858
	-	130,322
Total Expenses	**541,417**	**130,322**
Excess (Deficiency) of Revenue over Expenses	**(519)**	**74,732**
Special Operating Deficit Assessment	105,762	
Excess Revenue over Expenses	**105,243**	**74,732**
Fund Balance - Beginning of Year	**(60,009)**	**648,024**
Fund Balance - End of Year	$ 45,234	$ 722,756

STATEMENT OF OPERATING REVENUE & EXPENSES
BUDGET TO ACTUAL COMPARISON

	Operations	Budget	(Over)/Under Budget	
Revenue:				
HOA Assessments	$ 540,000	$ 540,883	$ 883	
Rent	300	-	(300)	
Interest and Other Misc Income	598	-	(598)	
Total Revenue	**540,898**	**540,883**	**(15)**	
Expenses:				
Owner & Administrative			-	
Management Fees	48,000	48,000	-	
Insurance	106,229	96,813	(9,416)	1
Miscellaneous & Office	4,376	5,500	1,124	
Professional (Legal & Acctg)	5,029	3,943	(1,086)	
Taxes	1,311	1,127	(184)	
	164,945	154,583	(10,362)	
Utilities				
Water	44,107	42,560	(1,547)	
Electric	7,592	7,335	(257)	
Gas	1,764	1,100	(664)	
Internet	-	-	-	
	53,463	50,995	(2,468)	2
Maintenance				
Landscaping	120,600	118,347	(2,253)	3
Clubhouse	914	4,370	3,456	
Pool Maintenance	5,991	7,475	1,484	
Snow Removal	144,850	135,226	(9,624)	4
Building Maintenance	50,654	69,887	19,233	5
	323,009	335,305	12,296	
Total Operating Expenses	**541,417**	**540,883**	**(534)**	
Excess (Deficiency) of Revenue over Expenses	**(519)**		**519**	
Special Assessments	105,762			
Fund Balance - Beginning of Year	**(60,009)**			
Fund Balance - End of Year	$ 45,234			

SCHEDULE OF RESERVE FUNDS
For the year ended December 31, 2024

Reserves	Fund Balance 1/1/2024	2024 Additions	Expenditures	Other	Fund Balance 12/31/2024	
Road Resurface	30,341	10,000	(6,536)		33,805	Denton
Resealing	3,729	10,000			13,729	
Clubhouse	8,201	6,000			14,201	
Gutter	15,252	1,500			16,752	
Sewer & Water Lines	30,888	4,000			34,888	
Roof	184,763	90,000	(111,928)		162,835	22-36 & 58-64
Exterior Wood	39,728	8,000			47,728	Hanover
Brick	9,718	1,000			10,718	
Siding/Trim	42,831	5,000			47,831	
Mailbox	2,726	1,500			4,226	
Fence	13,568	1,500			15,068	
Street Lights	27,832	5,000			32,832	
Concrete	25,764	3,000			28,764	
Pool	23,202	4,000			27,202	
Contingency	105,141	7,300	(11,858)		100,583	Front Entrance
Irrigation	15,340	4,000			19,340	
Trim Painting	28,000	18,000			46,000	
Insurance deductible	10,000	5,000			15,000	
Interest	31,000	20,254			51,254	
	648,024	205,054	(130,322)	-	722,756	

Accomplishments this year 2024 and expectations for 2025

1) **COMMOM AREA MULCHING** – A rotational plan was adopted for common area mulching. In 2024, the front entrance, mailbox area, the berms along Pleasantview and the clubhouse were mulched. All Common area utility beds will be mulched in 2025. Please note, individual front gardens and front yard trees will not be mulched by the HOA. Unit Owners are encouraged to maintain these areas to the best of their abiity.
2) **SNOW REMOVAL** – During 2024, snow removal for our community was done by 2 contractors – Stonish for roads & driveways and BACK Landscaping for walkways, porches and the area in front of the garages. This at times was not efficient. For 2025, a 2-year contract has been awarded to BACK Landscaping for all snow removal and shoveling in our community.
3) **INCREASE # OF BOARD MEMBERS** – At out 2024 Annual Meeting, the community voted to increase our Board of Managers from 3 to 5 members. An amendment to our By-Laws was drawn up and filed by our attorney reflect this change.
4) **TENANT PORTAL** – R&D has implemented an new on-line tenant portal program – Zego PayDirect for payments and account inquiries. Participation if voluntary.
5) **UPDATED RULES & REGULATIONS** – The Primary Rules & Regulations regarding Advertising, signs and Flags have been updated. In general, no signs, flags or other advertising of any nature shall be displayed within the community. Please see the website for additional information.
6) **POOL** – There is a group of residents who regularly use the pool for exercise. The Board is trying out a new policy for pool exercise. For 2025, we have set aside a daily time period from 9am to 10:30am for those individual interested in water exercise (water aerobics, lap swimming, etc.).

Andy W @ 13 Denton

Andy W. from 13 Denton recently expressed his positive feedback and suggestions for our community. He stated that he loves living in CSV and feels very safe and secure. Here is a recap of his observations:

Thank you to all the volunteers that help to make this an attractive and welcoming community.

Special Thank you to the Pool committee - Tim L, Paul D & Jerry I and all the pool testers for their help in maintaining the pool and pool area, the Welcoming Committee for making new owners feel welcome and to our various neighbors that help out others during the year retrieving garbage totes, help with landscaping and generally making our community attractive.

Thank you to the Board members for their time and effort in managing our community. He suggests that we have quarterly board meetings for all to express their concerns and receive updates on recent activities.

Community safety concerns that are worth reminding everyone.

Pedestrians/Walkers - Please be aware of your surroundings when walking thru our community. Walk facing traffic , wear light, reflective clothing and carry a light when walking at night.

Drivers, please obey all traffic signs and regulations and watch for pedestrians. When parking, be aware of driveways and do not block access to entering /exiting driveways. This is how fender benders happen. Crime & theft is on the rise. The safest area for your car is in your garage and then your driveway. Always lock your car when it is parked outside. While we have the opportunity to use the overflow parking areas, please do not assume that they are your private spot- be considerate of others that may need to use that area.

Lights - Our community can be dark at night. Everyone is encouraged to have their outside garage lights on at night. LED Dawn-to Dusk sensor lights are economical and add extra light to the community and can deter theft/vandalism.

Dog Owners - Please pick up after your dogs after they relieve themselves and dispose of properly. Dog waste is unsanitary and can draw rats and other rodents.

Everyone tries to make this community attractive. If you can. Please make sure you water your shrubs and the common area trees and shrubs to keep they healthy especially during the hot, dry periods. Drivers be mindful of not driving over the grass areas around the mail boxes and at the various street corners. Ruts created by doing so create a tripping concern and is not attractive. The previous repair to Hanover St has held up well however there are a few minor cracks that I would like the Board to check into.
Andy would like to see the landscapers mulch our grass clippings and not bag and dispose of them. Also our snowplower needs to come back and check our streets more often for removal of slush which creates icy roads and unsafe walking conditions.
We have a Clubhouse which is available to all to use. It would be nice is we had more organized activities that utilizing the Clubhouse.

In general, Please show acts of kindness to others and let us all do our part to keep our community safe, attractive and enjoyable.