



Central Square Villas Annual Meeting

June 10, 2025

Main Transit Fire Hall

Meeting Called to Order at 7:00pm

ATTENDANTS: Julia Sullivan, President

Joseph Diliberto, Vice President

Felicia Lehman, Treasurer

Susan LePage, Secretary

Barb Hall , Member at Large

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 of 50% or 100+ voting units between physical attendees & proxy votes was not met. This meeting was informational only; no voting took place. R&D will reach out to the community to obtain votes/proxies needed to achieve Quorum numbers and a voting meeting will be held at CSV Clubhouse at a date to be determined. Results to be reported at a later date.

TREASURER'S REPORT: Felicia Lehman presented the Financial Review for Year End 12/31/2024. Operating Cash balance @ 12/31/2024 was \$50,635; Reserve Cash invested in Money Market savings and Certificated of Deposit was \$725,615. Current Reserve Fund Balance was \$722,756.

Since 2021, \$400,000 has been spent on roof replacements on Hanover due to the deterioration of inferior roofing products used by Marrano. There are 4 more buildings in need of roof replacements on Hanover, these will be done by 2026 - 2027. Once these roofs are completed, HOA fees allocated to roofs will be placed into our reserve fund and thereby increase our Reserve Fund Balance.

Accounts Receivable @ 12/31/2024 was \$672 with \$4,747 in Prepaid HOA fees. This was an improvement over 2023.

The year ended 12/31/2024 reported Excess Revenue over Expenses of \$105,243 after a special assessment for prior years' operating deficits. The Net Operating Loss for 12/31/2024 was (\$519).

PRESIDENT'S REPORT: Julia Sullivan presented 2024 - 2025 Accomplishments

Rotational Maintenance-

The street & driveways on Denton Drive were resealed in 2024 and Brocton will be done in 2025

The front porch & window trim painting on Denton Drive was done in 2024 and Brocton will be done in 2025.

Rotational gutter cleaning will start in 2025 with Brocton as the first street.

Community Safety - Existing Stop Signs were replaced with Code appropriately sized signs and additional stop signs were installed throughout the community.

Landscaping - A new landscaping company was obtained for 2024. A 2 year contract was awarded to ProCuts. They will provide weekly grasscutting, 2 seasonal shrub trimmings and monthly weeding as needed. Also a new weed & feed company will be used starting in 2025 - Turf Tenders. Their contract will include the same level of weed & feed program as in prior years but will also include grub control.

Tree Trimming/Removal - In 2024, the front yard birch trees were trimmed and various dead trees/bushes were removed.

Mulching -Common area mulching will be following a 2-year rotational schedule starting in 2024. The front entrance berm, mail area & clubhouse beds were mulched in 2024. The community common area utility beds will be mulched in 2025. The hOA does not provide mulching for front garden beds - this is Unit Owners responsibility.

Snow Removal - 2024 was the last year for our snow removal contract with Stonish. Starting in 2025, B A C K Landscaping will be our snow removal contractor. They will be handling Street, Driveway and front walk snow removal.

By-Laws - In 2024 the CSV By-Laws were amended to increase the Board of Managers from 3 to 5 members. Please visit our website to review all By-laws, Rules & Regulations, Meeting Minutes and forms.

Pool - The pool opened 5/18/25 and is scheduled to close 9/16/25. The pool heater was replaced in 2025, so the water should be inviting. Also new for 2025, the hours of 9am to 10:30am have been denoted for those who want to use the pool for water aerobics or other water exercise.

Solicitation of any kind is not permitted in our community. Please report such incidents to R&D or the Police

Andy W @ 13 Denton submitted a list of observations and praise covering the past year. Felicia presented a condensed version of his findings. Please see Andy after the meeting if you would like a copy.

FLOOR OPENED TO QUESTIONS & ANSWERS

18 Cumberland expressed concerns that the visitor/overflow parking areas were being abused and treated as private parking areas. There is no restriction on who can use these areas. Owners were urged to first park in their garage & driveway and be considerate to leave spot open for potential guests.

15 Denton – Commented that our landscaper has not been blowing grass of the back patios; R&D to notify ProCuts.

78 Hanover - Geese problem. Owner commented that her unit backs up to the retention pond and this year she is have problems with geese poop. It was suggested that she continue to chase geese away and possibly put reflective flags along pond edge to deter the geese.

21 Hanover - Vole problem - Owner inquired what can be done about multiple vole holes in their yaards. Suggest that owners experiencing this problem should place traps in the problem area.

64 Hanover - Grubs - Owner was inquiring about grub control treatments. Explained that this treatment is included in the 2025 weed & feed program.

2 Brocton - inquired about window trim painting. It was noted that Brocton was scheduled to have the front portch & window trim painted in 2025, It was also noted that ony the wood portion of the trim was to be painted - vinyl does not require painting.

82 Hanover - Tree trimming: Owner has rear yard tree leaning close to h9ouse and was wondering if it could be trimmed/removed. BOM will be out in the community assessing all trees for trimming and possible removal. This is schedule for July and trimming.remival will be done in the Fall. It was also noted that removed trees will not be replaced with new ones. Homeowners may plannt their own new tree upon approval of an Architecturaal Change Request; new trees are to be maintained by the Unit Owner.

27 Brocton expressed concerns over a bee infestation. R&D will send out contractor to handle this.

General questions:

HOA Fees - Will our HOA Fees be going up? Yes with a possible increase to \$310/month. Budget to be determined later this year.

Roof Replacements - Which roofs are scheduled to be replaced? - 2-8 & 37-47 Hanover roofs were replaced in 2025. 29-35; 50-56;74-84; 86-96 Hanover are scheduled to be replaced in 2026 & 2027. 90 Hanover already has architectural shinges, no replacement is needed.

Soffits - Will soffits be replaced? Soffits will be replaced/repared when roofs are being replaced. It was noted that leaking was not from faulty soffits but from leaking windows - which were repaired.

Snowplowing - What type of equipment will the new snow removal company use? Besides the trucks, BACK Landscaping will be using snowblowers for the sidewlks and upper drivewys.

MOTION TO ADJOURN MEETING made by 27 Cumberland; seconded by 18 Denton.

MEETING ADJOURNED AT 7:56PM