



BOARD MEETING

June 22, 2026 6:00pm

CSV Clubhouse @7pm

ATTENDEES: Jim Huetter, Joe Diliberto, Felicia Lehman, Cindy Martin, Donna Wittenberg (absent), R&D Property Mgmt -Brandon Pawlik

The Board Meeting called to order @ 7pm

MINUTES FROM 4/29/2026 – Minutes from 4/29/2026 meeting were reviewed and approved.

APPROVED by: Joe Diliberto; SECONDED by: Felicia Lehman

TREASURER'S REPORT - FELICIA LEHMAN: No new Financial Report was available.

NEW BUSINESS

ANNUAL MEETING/BOARD SEATS: Our Annual Meeting was held on June 9, 2026 and the following new Board Members were elected by the community:

Jim Huetter Joe Diliberto Donna Wittenberg Cindy Martin

OFFICER APPOINTMENTS:

Effective 6/22/2026, the following Officers were appointed:

Jim Huetter – President Joe Diliberto – Vice President

Donna Wittenberg – Secretary Felicia Lehman – Treasurer

Cindy Martin – Member at Large

ARCHITECTURAL CHANGE REQUEST: No new Architectural Requests were received.

New Board Members were brought up to date on the following:

LANDSCAPING – The Board discussed the need for a summer walk through the community to identify landscaping issues that need to be addressed (tree & Shrub trimming, Tree & shrub removal & trimming, etc.) A walk about date was scheduled for late July, weather permitting.

Several pine trees damaged/uprooted due to winter wind storms need to be straightened & staked and our boxwood shrubs are being damaged by a fungal infection.

As noted in our April Community Session, our landscaper has raised concerns about grass trimming near patios & privacy screens. To facilitate grass cutting and trimming and prevent equipment breakage, Owners are reminded that objects in the grass should be removed prior to grass cutting, garden flags and metal leash anchors should be as close to your patio or unit as possible and pet leads/leashes should be stored on patios when not in use. On hold is the suggestion that units with privacy panels near patios consider converting the small grass strip between or near the panels to a mulched area in order to eliminate grass clippings from clinging to the panels and possibly staining them.

Roof Replacements: 2026 scheduled roof replacements: 29-35 Hanover (4 unit) and 50-56 Hanover (4 unit). These were completed in May 2026. 74-84 Hanover (6 units) and 86-96 Hanover (6 units) are scheduled for replacement in 2027. This should conclude the replacement of all units with the out dated 3-tab shingles.

Annual Preventative Maintenance: Rotational maintenance for street & driveway resealing, trim painting and gutter cleaning is scheduled for Hanover Street for 2026. Cumberland is scheduled for same service in 2027.

Mulching is done on a 2-year rotation. The front entrance beds and mail box area areas are scheduled to be mulched in 2026. Common area utility beds are scheduled for 2027.

The Board is considering instituting an annual caulking of windows & patio doors. Based on cost, this will commence in 2027.

Pool Maintenance - S&S Pool will continue our pool maintenance. The pool was opened on May 12, 2026 and once the chemicals are stabilized and no repairs are needed, the pool was opened to community 5/15/2026 and will close 9/15/2026.

Tim Loftus will once again head the Pool Committee for daily chemical readings. He is working on scheduling volunteers and looking into replacing some loungers.

Clubhouse Maintenance: Jason, our cleaner was notified to resume weekly cleanings starting 5/12 thru 9/16. The sprinkler system was opened 5/20/2026.

Harassment & Obnoxious behavior – All were reminded that CSV does not tolerate harassment or obnoxious behavior by any owner, resident or guest in our community. Complaints have been received and are being acted upon.

Snow Removal - This was the first year of a 2-year snow removal contract with BACK Landscaping which had a 3inch trigger for snow removal - as opposed to the 2inch trigger in previous years. This is an industry standard trigger and resulted in over \$20,000 in savings. Property Management and a Board member were in contact with Jack/BACK Landscaping throughout the season to monitor the community conditions.

Motion to Adjourn - Meeting adjourned at 8pm by Jim Huetter; Seconded by Joe Diliberto