



CENTRAL SQUARE VILLAS ANNUAL MEETING

JUNE 9, 2026

MAIN TRANSIT FIRE HALL

MEETING CALLED TO ORDER AT 7:21PM

Current Board Members and Property Management Company were introduced.

ATTENDANTS: Julia Sullivan, President

Joseph Diliberto, Vice President

Felicia Lehman, Treasurer

Susan LePage, Secretary

Barb Hall, Board Member

Brandon Pawlik, R&D Mgt. Co.

Roll Call was done by R&D Property Management/Brandon Pawlik.

Proof of Mailing of Meeting Notice was made by R&D Property Management/ Brandon Pawlik

Validation of Quorum - Quorum requirement was short by 4 vote. A proposal was made to the community members in attendance to accept this number as meeting the quorum requirements. The community voted to unanimously accept this proposal. R&D Mgt. will reach out to the community to obtain the votes needed to achieve Quorum numbers.

Approval of Prior Year Meeting - A Motion to Dismiss Reading of Prior Year Meeting minutes was made by 27 Cumberland and approved by 50 Hanover. The Annual Meeting Minutes from June 10, 2025 were approved by 17 Brocton and Seconded by 27 Cumberland.

Election of New Board Members – There were 4 Board Member seats available this year: 3 members will serve a 2-year term and 1 member will serve the remaining 1 year term for the resigning Board Member. The following were elected as Board Members for 2026:

Joe Diliberto, Jim Huetter, Cindy Martin and Donna Wittenberg.

Officer positions and terms will be determined at a later date.

TREASURER'S REPORT- Felicia Lehman presented the Financial Review for Year End 12/31/2025

Total Cash Balance @12/31/2025 totalled \$848,742 with a Operating Cash balance of \$47,961 and Reserve Cash invested in Money Market savings and Certificates of Deposit of \$800,781. The current Reserve Equity is \$796,018.

The year ended 12/31/2025 reported a Net Operating Loss of \$16,901 and Excess Reserve Revenue over Reserve Expenses of \$7,262. Since we continue to have a positive Net Operating Fund Balance of \$28,333, a special assessment to recoup Newt Operating Expenses thru 12/31/2025 will not be required.

PRESIDENT'S REPORT - Julia Sullivan Presented 2025 Accomplishments and 2026 Expectations

Rotational maintenance of our community is continuing to work well. During 2025, roadway, driveways and guest parking surfaces were sealed, front trim was painted and gutter cleaning was completed for Brocton Street. These services are scheduled for Hanover Street in 2026. FYI - Hanover Street resealing is scheduled for mid-June and the remaining service for later in the summer of 2026.

Roof Replacement - As a result of the Brown Company roof analysis (2023), we have systematically been replacing the old, inefficient 3-tab roof shingles on the Hanover Street buildings with Architectural roofing shingles with a 50-year life expectancy and 10-year warranty. Since 2021, over \$500,000 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 roof replacements will be placed in our reserve funds and thereby increase our Reserve Fund Balance.

During 2025, roofs were replaced at 2-8 Hanover Street and 37-47 Hanover. 29-35 Hanover and 50-56 Hanover are scheduled for 2026 and were completed in May 2026. 74-84 Hanover St and 86-96 Hanover Street are scheduled for roof replacements in 2027. This should complete the replacement of roofs with inferior shingles. The remaining units in our community have Architectural roof shingles and per our Roof Study, have remaining useful lives of 15 -to 20 years.

Tree trimming – All front yard trees throughout the community were trimmed along with removal of dead trees and bushes as needed. There were new tree plantings at the corner of Hanover & Cumberland and the corner of Hanover & Brocton replacing dead/damaged trees. The Community was asked to help maintain these plantings by watering if possible. They were also advised to contact our property management company with any landscaping concerns. Another Board Member walk around is being scheduled in July 2026 to address any additional concerns.

Common area mulching – A rotational plan was adopted for common area mulching. The common area utility beds and Clubhouse were mulched in 2025. The front berms at Hanover & Pleasantview and the mail area are scheduled for 2026.

Snow Removal - Back Landscaping was awarded a 2-year snow removal contract beginning with the 2025 season. A 3-inch trigger, an industry standard, was adopted. Concerns were raised if the trigger should be lowered to 2 inches as there was a lot of snow being blown into driveways. It was explained that the cost difference of 1 inch was substantial and it was noted that BACK Landscaping was diligent on monitoring conditions in our community and was in frequent communication with the Management Company and the Board. The roads were kept clear of snow and ice and salted when necessary. Most days our roads were cleared to bare. Black pavement. The community was advised to contact R&D if there was considerable blown snow in their driveways/walkways.

Pool - A Thank You was extended to the Pool Committee, headed by Tim Loftus. Our volunteers are responsible for maintaining required Department of Health pool chemical readings and water levels, monitoring equipment for repairs/replacements and setup & storing of all pool furniture. In 2025 the heater was replaced. 4 additional loungers were ordered for the 2026 season.

Resigning Board Member - A heartfelt Good Bye and Thank You was given by Julia Sullivan, as she has resigned and moved to sunny Florida. Best Wishes and Thank You for all the hard work she has done for CSV.

FLOOR OPENED TO QUESTIONS & ANSWER:

Question from the floor:

- Are HOA Dues going up? Yes, it is possible that HOA fees will increase. This will be determined later in 2026 once the 2027 Budget is prepared.
- What can be done about trees leaning towards the house/roof and dead bushes in front garden beds. The BOM will be out in the Community in July to assess all common area landscaping. Dead trees & bushes will be identified and removed.
- Andy W. once again reminded all present about basic safety concerns. It was stressed that everyone needs to obey all traffic laws and to be aware of their surroundings. He also thanked all who volunteer to make our community successful and attractive.

MOTION TO ADJOURN MEETING BY 12 Denton; SECONDED BY 18 Denton.

MEETING ADJOURNED AT 8:15PM.

