



**CONCORD SQUARE VILLAGE OWNERS' ASSOCIATION
REPRESENTATIVES' MEETING – JANUARY 7, 2020 WEB SITE: CSVOA.ORG**

The CSVOA Representatives' Meeting was held at the Busch Community Room at 7501 Ridge Road, Parma 44129. President *Rick Montalvo* called the meeting to order at 7:00 P.M., Secretary *Mary Ann Lenczewski* took roll call. The following Board Members were present: President *Rick Montalvo*, 2nd Vice President *Dennis Feola*, Treasurer *Rhonda Queen*, and Secretary *Mary Ann Lenczewski*. Vice President *Greg Queen* was absent. All Buildings were represented **except Building A**.

A **Motion** to approve the December 3, 2019 Minutes was made by *John Patrick (J-11)* and seconded by *Jean Kalies (I-10)*. **Motion passed unanimously**. The original of the Minutes as approved and all attachments have been placed in the Corporate Record Book.

OFFICERS' REPORTS - TREASURER'S REPORT: Treasurer R. Queen read the December 2019 Report. Beginning balance on 12/1/2019 was \$65,979.68 and the ending balance on 12/31/2019 was \$73,990.95. A **Motion** to approve the December 2019 Treasurer's Report was made by *Alida Moonen (C-10)* and seconded by *Lyn Gallagher (L-6)*. **Motion passed unanimously**. The original of the Report as approved and all attachments have been placed in the Corporate Record Book. There was an error in the Budget Spreadsheet and the Treasurer is revising it for the February meeting.

OLD BUSINESS – Secretary *M. Lenczewski* noted *Dennis Feola* was named 2nd Vice-President and *Mary Ann Lenczewski* was named Secretary at the December 17, 2019 Board meeting.

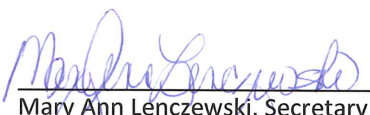
NEW BUSINESS - (1) President *R. Montalvo* talked about the installation of an additional camera at the main entrance that will view the pool area and the traffic coming in and out of the Association. The additional camera was needed due to a change in the law where front license plates will no longer be issued starting in July 2020. Monitoring signs have been added throughout the Association. (2) Treasurer and Vice President *Rhonda and Greg Queen* donated a computer monitor for use in the storage room. (3) President *R. Montalvo* has been in contract with the Association's attorneys, *Kaman & Cusimano* as well as the representatives of *WOW* regarding their contract for the Association. Suggested changes made by the attorneys have been well received and accepted by *WOW*. One of the clauses in the contract is that if there are any issues that need to be addressed by *WOW*, *WOW* has fifteen days to correct the issue. If they do not correct the issue, the Association is able to hire a contractor, at *WOW*'s expense, to correct the issue. Also, another stipulation to be made to *WOW* is about their solicitation procedure throughout the Association. Two suggestions were made: namely, to only solicit once a year and the other was to give all solicitation materials to the Building Reps at a monthly meeting. The Reps will in turn distribute the information to their homeowners.

OPEN FORUM - *A. Moonen* asked about the need for dredging to be done by the pool area. *Dina Corrao (M-5)* made mention again about calling the Parma Safety Director *Tom Weinreich, 440-885-8177*, about resetting the traffic lights between East and West Ridgewood for ease of getting in and out of the Association.

ADJOURNMENT:

A **Motion** to adjourn was made by *L. Gallagher* and seconded by *Sue VanStraaten (K-5)*. Adjournment was at 7:50 P.M.

Respectfully submitted,


Mary Ann Lenczewski, Secretary
CSVOA Master Board

NEXT REGULAR MEETING:
Tuesday, FEBRUARY 4, 2020 - 7:00P.M.
ALL HOMEOWNERS ARE WELCOME