

**YARDLEY VILLAGE ANNUAL MEETING (Reorganization)**

**April 16, 2014**

**Council Attendees: Joe Ciasullo, Art DiGiuseppe, Rex Cassel, Al Zuccarello,  
and Janet Burgess - CSK Mgmt**

**President Joe Ciasullo called the meeting to order at 7:10pm**

**Joe introduced newly elected Council members: George Earle and Roger Fleming. They replace retiring members Joane McNamara and Joe Ciasullo (remaining in service). Joe thanked Joane, not present, for her years of service and diligence. She will remain active with the Social Committee, as will Joe to ease the transition during the legal and stucco remediation phase that YV is currently undertaking. Attending homeowners roundly thanked Joe for his years of service, stewardship through the last remediation of 2008-2010, and for his service during the current phase.**

**Joe discussed YV finances and addressed the status and plans for the now 34 homes in need of remediation, and the strategies for future homes as they come on line. In addition, he advised the HOA of the legal steps and and options of which the HOA is now a part.**

**Respectfully submitted,  
Al Zuccarello, Secretary**

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**YARDLEY VILLAGE COUNCIL MEETING**

**April 25, 2014**

**Attendees: Joe Ciasullo, Art DiGuiseppe, Rex Cassel, Al Zuccarello,  
George Earle, Roger Fleming, and Janet Burgess - CSK Mgmt**

**Joe called meeting to order @ 09:05am**

**Minutes: March 21, 2014 were approved, sent to YV Website for posting**

**ACTION ITEMS:**

**PRESIDENT'S REPORT:**

**Reorganization:**

**Council discussion and agreement for 2014 slate of officers:**

**George Earle, President  
Rex Cassel, Vice President  
Al Zuccarello, Secretary,  
Roger Fleming, Treasurer  
Art DiGuiseppe, Member at Large  
Joe Ciasullo - Ex Officio**

**Joe explained the mechanism for him to remain a contributing member Council - pertaining to stucco and legal issues, and attend Exec Meetings is the assignment of Ex Officio title and office.**

**RESIDENT BUSINESS:**

- \*1626 - Grading issues**
- \*1641 and 1642 - Parking Issues**
- \*1649 - Sheriff's Sale**
- \*1720 - Blvd Tree replacement**

**Above issues addressed by CSK Mgmt &/or HML Division**

**OLD BUSINESS:**

**\*Supplement to 5407 Certif Re-Sale Package - inquiries relating to other villages & HOAs with stucco-clad homes within HM were handling this disclosure issue. Discussions ongoing.**

**\*Mailboxes: have 140 new mailboxes in storage with HML awaiting installations. Have 141 incorrect, non-accommodating posts requiring labor intensive retro-fits. Incorrect SKF code number transposed. The supplier allowing this mis-matched shipment of the bookend, key, major non-fitting matching parts they advertise will not work together - wants 25% restocking fee + shipping costs. Janet to resolve issue.**

**\*Litigation letter re YV HOA vs K Hovnanian to be sent to all homeowners**

**COMMITTEE REPORTS:**

**Maintenance Cmte - Jim DiCarlo & Ed Sweeney, Co-Chairmen**

- \*Have installed 12 new bollards with reflectors, rain caps**
- \*Running into courtyard gate issues again - ongoing since YV established**

**Finance Cmte - Bob Moyer, Chairman**

**\*Discussed deposit of \$50K from expired bond investments into Vanguard Wellesley Fund - already weighted heavily in investment grade bonds, and raising this Fund's investment to approximately \$275K.**

**\*Also discussed, for better yields, was re-investment of some of excess cash in both Ford Advantage and Vanguard Money Market Funds into the Vanguard Short Term Investment Grade Fund.**

**Adjournment @ 11:40am**

**Next Council/Committees Meeting: Friday a.m. May 23 @ 09:00 & 10:00**

**Respectfully Submitted,**

**Al Zuccarello, Secretary**