

WHITING VILLAGE AT CRESTWOOD COMMUNITY ASSOC. INC.

SUNSHINE MEETING

JANUARY 20 2022

Meetings were called to order by President Ken Freeman at 10 AM & 6 PM, respectively. All Trustees present at 10 AM meeting, Victor Truzzolino absent at evening meeting, due to illness. Approximately 25-28 residents in attendance at each meeting. Pledge of Allegiance was performed at both meetings. There was no representative to conduct a Prayer at either meeting, and that was omitted.

Minutes from last Sunshine meeting were read and accepted.

Meeting began with a statement from Rosetta in regards to the recent snowfall, the first of the season, and the debut of our new snowplow company, Johns Landscaping. Rosetta noted the amount of complaints that were voiced that had no standing: upon inspection, Trustees found driveways not plowed because the resident had failed to remove their car from the driveway. She also advised residents that snowplows will not plow out a double driveway that has even 1 car parked in it, contrary to denials of this accepted protocol by former Board members. Salting of fingers was performed, but the extremely cold weather we experienced the night after the snowfall served to re-freeze the melted ice. The landscaping company cannot be expected to re-salt after doing it the one time. In hindsight, we may not salt if the weather is forecast to be extremely cold immediately after a snowfall. We were the only Village that salted, the procedure was ineffective due to the cold weather, and we wasted \$3,000. In the future, we will allow Johns Landscaping, who is an acknowledged expert in this area, to decide the issue. In the Residents' Maintenance Schedule, walkways are specified to be shoveled at 3 inches of snow. The Maintenance Schedule is incorrect. Shoveling of front walkways began in 2013 as a courtesy of the snow removal company we had contracted with. This was an added charge. In 2002 the Bylaws read, on page 3, that driveways, fingers, roadways and cul-de-sacs were to be cleared of snow. Walkways were not mentioned. On page 7 of that same document there is the addition of walkways, specifically at 4 inches of snow. This does not preclude an added charge by whatever snow removal company we contract with; no company is going to agree to perform the hand-shoveling of 1048 homes' walkways without additional remuneration.

Bud Coates, a member of the immediate previous Board, has accused this

Board of ignoring a viable contract with a substitute snow removal company that was arranged beforehand by that Board to substitute for the company that abruptly departed. This was Live Oaks. As is proper procedure, and what should have been performed every time any contract was expired, and what was not done by the previous board, our new board asked companies to bid for contracts, including snow removal. Live Oaks offered a price, but then continually added codas, limits and higher prices. They knew

that we had no negotiation leverage, as It was very late in the season to be searching for a snow removal company; we had been maneuvered into that unenviable position by the fact that our contracted company had resigned immediately after the Trustees election night. We finally awarded the contract to Johns Landscaping. He has agreed to a fairly priced contract. Walkways are not listed in his contract with us. If people demand walkways to be shoveled, they will be done at 4 inches of snowfall, and then only the front walkways; and if we direct him to do this, Johns will be charging the Village a large extra fee. It will be an ADDED ON EXPENSE. It was an ADDED ON EXPENSE when the previous company, GOOD MOWIN/DIAMOND, performed the service. We will be amending the Maintenance Schedule to reflect the correct information. Robert Buonanno then agreed with Rosetta's assessment of the situation, reiterating the points she had spoken of. He said the service of shoveling walkways was always a courtesy, but one which was charged to the Village as an Added Expense to the contract.

Forum was opened to Residents at this time:

Q: I feel that persons on dialysis, chemo, etc, should be exempt from the 4-inch rule, and should have their walkways shoveled.

A: We have always maintained a Medical Need List. You simply obtain a note from your physician stating your emergency medical status, submit it to the clubhouse office, and the snowplow company will have you listed as a priority.

Q: I feel that people who work, who have to get to work that day, should also be a priority.

A: We cannot prioritize persons who must attend work immediately after a snowstorm. That would not be fair to other people who do not necessarily work, but who have, to them, just as immediate a need to go somewhere as soon as possible. Note that we had a resident after this past snow who was loudly demanding the snowplows at 8 AM. The snow did not stop falling until approximately 9 AM; the snowplows cannot begin their work until then, and it takes some time to plow out our entire 1048-home Village.

Q: I signed a waiver for covid when I entered the clubhouse this evening for the meeting. So I am here voluntarily, and have waived my right to sue if somehow I contract the virus. Why am I being forced to wear a mask?

And who wrote that waiver? Is it legal?

A: We had the option to close the clubhouse completely, but chose to allow the residents to still be able, at their own discretion and with full knowledge of the risks, and with full disclosure thereof, to enjoy the amenities of the clubhouse that their monthly fees underwrite. The waiver was written and approved by the Village lawyer. It is as comprehensive as possible. People entering the clubhouse are required to wear a mask at all times as a further preventative to being exposed to the virus.

If you do not agree to wear a mask while within the clubhouse, you cannot be in the clubhouse.

Rosetta answered a question from a resident as to why Village 7 no longer pays to have roofs replaced: There was a Resolution by the Board of Trustees dated June 17, 1995 that read that the roof replacement program was a one-time, limited program that was to be ended as of November 1996, signed by George Glock and Caswell Smith.

Rosetta reiterated that the Resolution declared the roof replacement program a limited program that was decided to be ended.

Q: I am a H/O; I personally shoveled my house's driveway and walkway. We are paying for this company to clear 1048 homes. How do you know they are actually doing all 1048? What about those of us who shovel our own? Shouldn't you check to see which homes were actually serviced by the snow removal company, so we don't get charged for them all?

A: Snow Removal contract stipulates a set price. Not piecework, not by the # of houses actually serviced. Employing a piecework basis, we would have no way to ascertain which houses were actually serviced.

Q: We own an RV. Where can we park it?

A: Miller Air Park is the closest area with an RV parking lot. We have no space here in the Village to park RVs.

Q: What will Bulk Pickup on Jan. 25 NOT take?

A: They will not take refrigerators or air conditioners, due to the Freon in those articles. They will not take paint cans. H/Os may call the clubhouse office to arrange to have Maintenance pick up the former 2 items separately; there will be a charge. Further information as to exact amount of charges & scheduling can be obtained by calling the clubhouse office.

Ken Stebner spoke about the cracks in our roads, and that there is a compound, FLEX 4-10, by SICA CORP., that the Board is inquiring into as a repair possibility. He also repeated exhortations he had made at previous Sunshine meetings about speeding in the Village and dogwalkers failing to pick up after their pets. He also reminded H/Os that the Board is aware of the many complaints about the in-ground trash cans, and is investigating means of mitigating the current situation.

Treasurer Joan Steever gave her report, which was accepted.

Diane O., President of the Residents Club, reported that the new Cornhole Club had started, with more players invited to join, that the Valentine Day Dance is accepting ticket payments, and that Bingo would be re-starting in February; she requested volunteers for Bingo, and Trustees Rosetta DeLuca and Barbara D'Averso offered to help. There was no report from Womens Club, as no representative was present.

Meeting adjourned at 7:30 PM.