

WHITING VILLAGE AT CRESTWOOD COMMUNITY ASSOC., INC.
SUNSHINE MEETING MINUTES

FEBRUARY 17, 2022

Meeting called to order at 10 AM & 6 PM, respectively, by President Ken Freeman. All Board Directors present, excepting Victor Truzzolino at the daytime meeting & Ken Stebner from both. Pledge of Allegiance was performed by Arthur Wright. Minutes from last meeting were read and accepted. Residents' Open Forum:

Q. Why not remove fence by retainer pond?----- that was erected without Residents' vote or approval or even discussion with by previous Board. Noone will pay Village any sort of money for that fence, but there has been an offer to remove it for free. Team of Change ran partly on the promise they would remove fence. Also, the fence precludes any mowing being done in area behind it. Landscape company used to do so. Now there is an abundance of ticks and mosquitoes in the area behind houses near this fence because of the high grass. If fence was removed, mowing could again be accomplished.

A. Reviewing this matter, Village paid \$31,900 to erect this fence. We should be hesitant about removing fence without recompense. The fence is not unsightly, it is simply objectionable.

We have attempted to alleviate residents' objections to the fence by cutting open the locks on the 2 gates and opening them up for wildlife access. As to the high grasses behind the fence, that area is on Common Property, it is a natural habitat for wildlife, it is unable to be built upon because it is marshy, it is a meadow; it should not be routinely mowed as if it is a park. The township designates that area as "ADDITIONAL FOOTAGE". The Board will check if Maintenance can cut the grass by going through the gates. Perhaps we can use that property to benefit residents, as a place to park RVs, for a fee, for example.

The fence is on Common Property. The Board will discuss this issue at a future Board meeting, and possibly readdress.

Q. Several residents voiced complaints as to snow removal after our recent 19-inch snowstorm. One resident asked to have the walkways shoveled out before the driveways are done; Another asked specifically why more salt is not laid after a snowstorm.

A. We experienced a 19-inch snowstorm commencing early Friday night and continuing most of the next day. Our new snow removal/landscape company, Johns, worked from 3 AM until 8:30 PM Saturday before stopping to rest, with separate crews for each side of our Village. By Saturday evening all Roads, entrances, and most fingers were freed of snow. They recommenced 8 AM Sunday and completed fingers, began plowing driveways. Monday the crews worked on handshoveling walkways. We had a list of residents with extreme medical problems that were given

priority. Reminder: the proper schedule of snow removal as per our contract with John is that roads/entrances are plowed first, then fingers, driveways (only those free of all vehicles), then handshoveling of front walkways, but that last item only when we experience at least 4 inches snow; also, if walkways are done, the Village pays an add-on fee to the snowplow company. Salt is not always the most expedient accomplishment, depending on the temperature. If we salt after a snow, and it becomes extremely cold immediately thereafter, the melted snow will ice up again. If we then repeat the Salting, that entails a huge additional expenditure. In the past, this Village's Boards have salted our roads excessively and, at times, unnecessarily, costing this Village and its residents excessive monies spent. It costs approximately \$2,000 every Salt event. In 2017 this Village spent \$17,200 for salting; 2018: \$22,100; and in 2019 a total of \$18,300 just for the first part of that winter season. This Board began their term of office with the previous landscape/snow removal company suddenly resigning the day after their election, in September. This Board was determined to follow all proper procedures for attaining a new snowplow company, sending letters to many companies, accepting bids, investigating each company, holding meetings with each one, intent upon contracting with the best company for the best price. The Board believes that the company chosen, Johns, has performed superlatively, given this was a huge snowstorm in a 1048-home community, and that, although they are very experienced, this was their first time servicing this particular Village.

Q. Please consider requiring any resident running for Board position to be required to undergo a Background Check.

A. That is an idea of merit. The Board will discuss this in a future meeting.

Q. More communication between administration and residents is needed. More newsletter articles and published info, Robocall, Facebook posts.

A. Many of our residents fail to read the Newsletter; the Board will shortly be installing the Robocall system; also, there is a plethora of relevant information on your Village website: WVCA@whitingvillage.com. All residents may access this portal to discover info, forms, etc.

Q. What is the money raised in Village Bingo, each Saturday by Residents Club, earmarked for?

A. Diane O., President of Residents Club, answered: Proceeds pay for specific Clubhouse projects such as the clubhouse's new Commercial-grade kitchen, the large TVs in the Auditorium & the new furnishings and decorations in the front lobby. She continued with other announcements and news pertaining to the Residents Club & requested volunteers for the upcoming Valentine and St. Paddy Day Dances & the weekly Bingo. She invited all residents to participate in the many upcoming events hosted by the Residents Club & reminded everyone that all H/Os are automatically

members of the Club; meetings are at 1 PM the 2nd Tuesday of each month. Kathy Sullivan, President of the Womens Club, then spoke about her Club's March 31st Soup/Sandwich & Bake Sale, also inviting residents to participate in that event. She reminded H/Os that Womens Club meetings are at 1 PM the 3rd Tuesday of each month, and invited all to join.

Q. When will the new monthly Coupons be ready?

A. Scheduled to be a Clubhouse to be picked up by resident in March. The fee will be the same, but there will be coupons for only 3 months. After that, with the new Budget in place, coupons for the remainder of the year will be issued reflecting the exact amount of the monthly higher fee that both the Board and the Accountant already know will be necessary. Residents will be required to pay the excess amount retroactively for the previous 3 months. H/Os were reminded that the Village Accountant had, at a previous Sunshine Meeting, apprised them of the necessity to raise the fee in the coming year. H/Os can, at their discretion, have their banks automatically send in the monthly fee. In the Board's continuing effort to keep costs low, preprinted envelopes will no longer be distributed with coupons. Most HOAs operate on a Jan.-Dec. Yearly Calendar, but for some reason, at some time in the past, this Village changed that to an April to May schedule.

Q. Please discuss possibility of having Gas service installed in this Village. Also, there has been discussion on FB about the fact a house cannot have a gas water heater in a bathroom.

A. Some residents embrace the idea, some are hesitant. Approximately 2 years ago the previous Board sent residents a questionnaire concerning residents' opinions on installing Gas lines via the monthly newsletter, and received only sparse returns, mostly negative. The Board feels the idea was not adequately presented to H/Os, and have contacted NJ Gas; they will be mailing out questionnaires in March to all residents, and based partly upon the returns, will schedule a separate forum for all H/Os to attend to present their program; Manchester Township will also participate in this forum. The FB page assertion that gas water heaters are not allowed in bathrooms is incorrect information, based upon outdated building codes. Mike Martin, from Manchester Township, can provide the correct information.

Q. How can a H/O determine what property is Common Ground, and so the responsibility of the Village? The previous Board informed H/Os that there does not exist any "Common Ground", and that some areas surrounding certain houses were actually given to those H/Os.

A. That was untrue information given to H/Os. There is Common Ground. You can ascertain this by referencing your own Survey of your property that should have been given to you as part of the process of purchasing your house. If unavailable, Manchester Township will have a copy on file for perusal. No Board can cede any Common Ground to any individual, by gift or purchase.

There were additional informative discussions at this Sunshine Meeting : the proper process for bidding for contracts on all Vendor services was delineated and explained, and H/Os were assured that this Board is following the proper process entirely; Trash collection and the schedule thereof: our maintenance company, Stanley, collects trash on Mondays and Thursdays; if a holiday falls upon one of those days, the Village will enjoy only one Trash pickup that week. To schedule an extra pickup would result in an additional fee from Stanley. Our Village recyclables are collected every other Friday by a company contracted by Manchester Township, which we have no control over. All complaints as to that particular service should be directed by residents to Manchester Township.

H/Os were also informed that the next Sunshine Meeting will deal primarily with our Village insurance; our guest will be our newly-appointed Insurance Broker. H/Os were urged to attend, as there will be much information presented of primary relevance to them. The topic of trees was discussed: Tree removal is on a case-by-case as to price. The Village will be employing the services of several Tree companies. These companies have also been asked to provide as low a cost as possible to individual H/Os who may contract with them for tree services. At this time, although 13 trees that are on Common Ground had been identified as requiring removal, inspection by 2 companies resulted in only 9 trees being considered as necessary to be removed. The Village will move to address the tree situation as quickly as the budget considerations will allow. H/Os were reminded that residents are welcome to trim, at their own cost, any tree, including those on Common Ground, that impede or encroach upon their own property. The topic of Towing of vehicles and the specifications were presented to H/Os; They were advised that the Village will be contracting with a Towing Company as of March 15 2022 to drive through at their own discretion to remove any vehicles that are parked on fingers or in the turn-arounds that are at the end of some fingers. This is a matter of safety and common sense; an ambulance cannot get to an emergency if cars are parked in front of houses that are on a finger. The turn-around has a similar function. Vehicles parked on fingers to deliver goods or persons, with their flashers &/or engine on, are exempt being towed, as is any home repair/workmen/construction vehicles, so long as those vehicles park so that the finger is not impeded or they are able to move if requested, to allow access as needed. Treasurer Joan Steever read the Treasurers Report; it was accepted. She also addressed the topic of delinquent accounts: " We are methodically reviewing all accounts. We are actively and aggressively pursuing delinquent accounts. We have already realized some success directly from our efforts."

There were some announcements from the Secretary : The recent Superbowl Sunday party hosted by the Trustees Events Committee was successful;it realized \$425 in gross sales, with a profit of \$25. This included the requirement that the Committee pay for the custodian that day. The Events Committee is planning a Movie

Night/Coffeehouse on April 8, and there will be a Health Fair presented jointly by Manchester Senior Services and OC Health Dept in our clubhouse in the day April 28. Barbara is a member of the Manchester Mayors Senior Services Advisory Committee, and reported that there are a myriad of services available to seniors from Manchester Senior Services. We will be scheduling a separate forum for residents to attend for a presentation by that department, date yet to be announced. Residents should schedule an appointment at the Senior Services building, next to Manchester Library, and allow their personnel to ascertain what services are available to them on an individual basis. Specifically, the requirements for eligibility for PAAD have very recently been raised. Also, Popcorn Park gave a presentation at the last Pet Club meeting at CV6 and it offers a number of programs of especial interest to seniors. We will schedule a presentation by that group at an upcoming Sunshine Meeting. Sunshine Meeting adjourned 11:30 AM & 7:45 PM, respectively.

SUNSHINE MEETING FEBRUARY 2022

AGENDA

Date: 02/17/2022

Time: 10:00AM & 6:00PM

Facilitator: Board of Directors V7

Ken Freeman, President | Rosetta DeLuca, Vice President | Barbara D'Averso, Secretary |
Joan Steever, Treasurer | Robert Buonanno, Sgt. At Arms | Kenneth Stebner
Trustee at Large, Victor Truzzolino Trustee at Large

10:00AM & 6:30PM President Welcome Call Meeting to order; Flag Salute / Art Wright Prayer /.

10:20 AM Secretary Barbara D'Averso, Approval of January 2022 Meeting Minutes /
Announcements: Old Business

10:30 AM Vice President: Rosetta DeLuca;

10:35 AM Meeting open to owners' comments and concerns: questions answered
during the meeting, if possible, or tabled to next meeting.

11:15 AM Committee Reports:
Residents Club; President Diane Omilanowicz
Woman's Club: Kathy Sullivan

11:20 AM Treasurer Report Joan Steever January 2022
Motion to accept the report?

11:30 AM New Business: Open to all Board Members

11:40 AM Biding Process, Snow, Trash, Recycling, Trees, Towing, HOPA Form,
Insurance, Coupons March 2022, Gas Service, Budget Time Frame,

Directors, any last thing on your minds?

11:50 AM Adjournment:

Note the above format will be repeated at the 6:00 PM Meeting
