


Whiting Village at Crestwood Community Association, Inc.

Board of Trustees

Office of the Secretary

Sunshine Meeting Minutes Approval

Date: DECEMBER 17, 2021


Kenneth Freeman, President

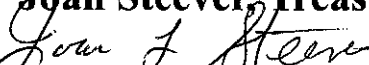
Yes [] No


Rosetta DeLuca, Vice President

Yes [] No


Barbara D'Averso, Secretary

Yes [] No


Joan Steever, Treasurer

Yes [] No


Robert Buonanno, Sgt. at Arms

Yes [] No


Kenneth Stebner, Trustee at Large

Yes [] No


Vittorio Tognoli, Trustee at Large

Yes [] No

VICTOR-TRUZZO / i / 10

WHITING VILLAGE AT CRESTWOOD
VILLAGE VII
HOMEOWNERS SUNSHINE MEETING
12/17/21—10 AM & 6:30 PM

Both meetings opened at the appointed times, with all Board members present at the morning meeting and Trustee Robert Buonanno absent at the evening meeting. There were approximately 55 people in the audience at the morning meeting, and 40 present in the evening..

Board President Ken Freeman called the meeting to order at both sessions; Pledge of Allegiance and Prayer were performed.

Ken Freeman made a short comment thanking the ADR, COVENANTS & BY-LAWS committees for their work to date. He noted the BUDGET & FINANCE committees will be beginning work soon.

Secretary read the November 19 2021 Sunshine Meeting Minutes, and they were approved and accepted.

Meeting was opened to Residents comments & concerns.

Kathleen Eyerman said that she was thankful for the leaf-pickup that is currently underway.

She voiced her objection to the installation of the new Trustees Event Committee and its hosting the recent Crafts/Gifts Show at the Clubhouse on December 3 2021. She said that many other people also objected, and that the Village Residents Club has the sole responsibility to host all Village events. She directed this complaint directly to Trustees Rosetta DeLuca & Barbara D'Averso, who had started said Committee. Rosetta answered that both she and Barbara, who are the designated Board Liaisons to the Residents Club, had been informed immediately after the September Board Election, that the Club was cancelling their annual November Craft Show. As a result, the newly-formed Trustees Event Committee decided to host a Holiday Season Craft/Gift show independently of the Residents Club. She said that there is no rule forbidding the Trustees from hosting events.

Another resident asked that some Village events be scheduled in evenings, which would allow the numerous residents who work to attend.

Rosetta then told the audience that the Trustees Events Committee is holding a free Santa Claus visit at the clubhouse on December 19 & also has plans for a small New Years Eve party, a Superbowl Sunday party, and in future months, a Psychic Fair, also evening Coffeeshouses with themes such as Karaoke, Singles Night, Open Mike, etc. She also thanked everyone who assisted in our recent Cookie Delivery, in which volunteers baked and delivered cookies to over 25 Village 7 residents.

Several Residents complained about people speeding through the Village, giving testimonies of cars very nearly hitting residents, especially in evenings. Residents suggested speed bumps being installed to deter speeders. One resident, Frank, offered to personally pay for speed bumps. Trustee Robert Buonanno responded to these concerns:

He said that speed bumps would be required in some quantity, which would be expensive, and barring that, impose an impediment to snowplows. Even the suggested "temporary" speedbumps must be screwed down onto the roadway and possibly removed before the winter,

to accommodate snowplows. Just a few years ago, we had purchased and set up STOP signs at specific corners noted for speeding; a former Board President had ordered those signs removed, and they presently are stored in lot behind Clubhouse. We could discuss further the possibility of reinstalling said signs. He said the Village could also sign up for "Title 39", which would allow Manchester Police to patrol our Village streets and issue citations for speeding, etc. Robert said he is hesitant about instituting Title 39. He is unsure of whether or not Manchester would charge the Village for this service. This discussion was tabled.

Ken Freeman said he would speak to John's Landscaping, our new snow removal company, as to the difficulties possibly imposed upon snow removal by installment of speed bumps.

Resident named Maureen offered that it is her belief there is too much antagonism against former Board and this present one. She also said she believed this Board should discuss all changes to Rules with homeowners at Sunshine meetings before being allowed to institute them. Ken Freeman explained that ByLaws are derived from our Covenants. Rules are constituted from ByLaws. Covenants and ByLaws may be changed only by vote of the homeowners. Rules can be amended by vote of the Board. Ken noted that the revised Rules, the ByLaws and the Covenants, along with many other useful and informative documents and forms, are now on our Village website.

Maureen then said that she objects to Rule change that eliminates specific reference to the fact that Businesses are not allowed in the homes in this village. She also objects to the Rule change that allows houses up for sale to install a sign in a front window of the house.

Ken Freeman responded to both statements: it is in the Covenants that a Business cannot be run from a house in our Village. It was redundant to have it listed in the Rules. If a homeowner is maintaining an actual business from his home he will have to cease. He also said that the earlier Rules listed that homeowners could not park a commercially licensed vehicle in their driveway overnight. That reference has also been eliminated, because some homeowners use their vehicles for work, their vehicles may be commercial vehicles and/or have commercial plates or lettering on the vehicles denoting the company the homeowner works for, and they may be required or allowed to take said vehicle home. It is part of their livelihood. It is unacceptable to intrude upon their livelihood. As to the For Sale sign now allowed in a house's window, he asserted that allowing that does not hurt anyone. Maureen then stated that such signs will encourage unwelcome strangers to drive through the Village, and that this Village is private property. Ken Freeman responded that people are already allowed to drive through our Village, and that beside, information on which houses are for sale are on the Internet.

Mrs. K. Eyerman again stood to continue her objections to the Trustees Events Committee hosting events. Ken Freeman interjected that this topic had already been discussed, and requested the meeting move on.

Resident named Sandy asked the Board if it is true that a person can own more than one house in the Village. This was answered in the negative by Ken Freeman.

A resident asked who has the responsibility of taking tables down after the meeting. He said that in earlier years volunteer residents would assist in that. Ken Freeman responded that the custodians remove the tables, but that we can always use volunteers.

Stephanie Fedorshin requested that when the Village hosts a dance that there be more recent dance music offered. Diane O., President of the Residents Club, which is hosting the upcoming Valentines Day dance, answered that there would be a mix of both old and new music offered.

Jeanette, of 4 Hummingbird Lane, said that the Board is derelict in communication with the Residents. Communication Issues need to be addressed. Perhaps the Board could telephone or email all the homeowners individually on a continual basis. Ken Freeman responded that there is an automated telephone system available that would allow the Board to issue telephone calls with specific information to all residents as often as needed, and that the Board is presently ascertaining the feasibility and cost. It was mentioned that this system had been suggested to the previous Board and rejected. It was also noted that other Villages already have this system in place, and that it successfully addresses the need for optimum communication between their Board and their homeowners.

There were various other comments by residents, all of which were appropriately addressed by the Board, including at least 5 complaints, voiced during both meetings, about work orders made numerous times to the previous board and never addressed, all of which Ken Freeman promised he would investigate and subsequently address with the individual homeowners.

L. Tobia, a resident, introduced himself and said that he has professional experience in the Theatre, and would be interested in becoming involved in a Drama group in this Village with the intent of possibly producing plays/musicals. Rosetta welcomed the idea, and noted that the Board will soon compile a list of proposed 2022 Events.

A new resident asked about particulars concerning the ByLaws Committee and review of ByLaws. Rosetta answered that our ByLaws have not been changed since 2011, and that in the interim the State of NJ had instituted changes that need to be included in our ByLaws. All changes to our ByLaws must be voted upon by the Homeowners. There were a number of other questions and concerns voiced by the Residents in the course of both the day and the evening meetings, all of which were addressed by the Board.

Both the Residents and Womens Club reported on their upcoming events: Residents Club is planning 2 AC bus trips in conjunction with another Village. They are holding a Valentines Day Dance, and reiterated that they will attempt to introduce more modern music than heretofore offered, in response to Stephanie Fedorshin's request. Residents Club President also announced a Cornhole Club, and asked for volunteers and interested players. She said the Residents Club is experiencing difficulties in recruiting volunteers for the weekly Bingo. Stephanie Fedorshin interjected that Bingo is old-fashioned, that she works in the day and so cannot volunteer nor participate in the majority of the events offered in this Village. The Residents Club, Womens Club and the Board offered to attempt a compromise by offering more evening events in the future. Ken Freeman offered the observation that all the Crestwood Villages are listed as "Active, Over-55 Communities", and not "Retirement Communities."

Womens Club will be hosting their annual "Sandwich & Soup" Luncheon.

Trustee Robert Buonanno presented a report encompassing the topics of general Parking, parking on the Fingers, Common Grounds, the Leaf cleanup presently ongoing, and Snow Removal. Please note that during the evening meeting, Trustee Rosetta DeLuca presented this report due to Robert's unavailability at that meeting.

Homeowners were told that due to the diligent efforts on the part of the Board, our Village has been successful in replacing our previous Landscape/Snow Removal company, (Good Mowin'/Diamond) which homeowners will remember had abruptly broken their contract with the Village immediately after the Board Election in September, thereby leaving the Village without a Snow Removal vendor for the immediate Winter Season. Our new provider is John's

Landscaping. At this point, Stephanie Fedorshin asked at what height of snowfall will the plows be utilized, and Robert replied it would have to be over 3 inches. He said that roads, then fingers, then Driveways, would be plowed, in that order. Also, Driveways must be clear of parked cars in order to be plowed, to preclude possible damage to any car parked in a driveway. He noted that in the Spring, the new company would be including an annual Lime spreading on all lawns, which was never performed by our previous company. They would also repair sprinklerheads damaged by their mowers, but ask that homeowners be sure to put their sprinklerheads down, to preclude unnecessary damages.

Treasurer Joan Steever presented the monthly Treasurers Report.

A vote on the Resolution to Change Rules and Regulations was voted upon by the Board in front of the homeowners. The vote was unanimous, and the Resolution carried.

Secretary Barbara D'Averso presented a few announcements, and informed the homeowners that the Dec. 3 Gift/Craft show had realized a gross total of \$980.00.

President Ken Freeman introduced the topic of the excessive amount of delinquent accounts of homeowners in the Village. There is a total of \$228,437.32 in monthly due, fees, etc., owed by various homeowners. He said that Village homeowners who pay their monthly dues are not supposed to be subsidizing homeowners who do not. Ken said that delinquent homeowners are, in his opinion, guilty of "Theft of Services", and that in March 2022 the Board will begin more aggressive actions against monies owed. He advised delinquent homeowners to voluntarily arrange payment plans before that time. Treasurer Joan Steever announced that she has already sent letters out to homeowners who have not made this past month's payment. Meetings were adjourned at approximately 11:50 AM and 7:30, respectively.