





Whiting Village at Crestwood Community Association, Inc.

Board of Trustees

Office of the Secretary

Sunshine Meeting Minutes Approval

Date: NOVEMBER 19, 2021

 Kenneth Freeman, President	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Rosetta DeLuca, Vice President	<input type="checkbox"/> Yes	<input type="checkbox"/> No
 Barbara D'Averso, Secretary	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Joan Steeyer, Treasurer 	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Robert Buonanno, Sgt. at Arms 	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
, Trustee at Large	<input type="checkbox"/> Yes	<input type="checkbox"/> No
, Trustee at Large	<input type="checkbox"/> Yes	<input type="checkbox"/> No

WHITING VILLAGE AT CRESTWOOD
HOMEOWNERS SUNSHINE MEETING
MINUTES

NOVEMBER 19, 2021

10 am & 6:30 pm

President of the Board, Ken Freeman, called the meeting to order and welcomed residents. All Board Members were present.

Flag salute was led by Art Wright; Prayer by Ray Bonino.

There was a short comment concerning recent Senate and Assembly bills.

Secretary Barbara D'Averso read minutes of

last Sunshine Meeting, held at 10 AM and 6:30 PM on October 15, 2021; consequent approval of said minutes by Board.

Meeting was opened to Residents' comments and concerns.

Karen Sheehan wanted to know why people age 55 or younger were being allowed to purchase homes in our Village; she insisted that our By-Laws do not allow that.

Board President Ken Freeman answered that By-Laws do not forbid people under the age of 55 from purchasing a home in this Village, it reads that of those residing in the house at least one person must be aged 55 or older.

Kevin Keller wanted to know what the Village requires of a homeowner who is going to rent out his house; he said that the last Board required no less than 11 pieces of ID, proof of taxes paid, Ken Freeman answered that the only requirements are to show lease, HOPA forms and ID of tenants. Homeowners' property rights allow them to rent their house to whom you please, as long as at least one tenant is aged 55 or older.

The previous board obviously had incorrectly demanded much more paperwork from Mr. Keller than was required.

Previous Boards seem to have demanded that a Homeowner selling their house be forced to evict any tenant there before being allowed to sell. This was questioned.

Ken Freeman explained that a Homeowner wishing to sell his house does not have to eject whatever Tenant is renting the house. That is against the law, and our Village attorney agrees with that.

If someone purchases a house in our Village that has a tenant, and then wishes to actually occupy that house himself, he then can evict the tenant.

Kevin Keller asked how long does a Property Modification request take to be approved by the Village. He has had the past experience of a house he has purchased for immediate resale being forced to wait an inordinate amount of time for approval for modifications such as new roof, windows, etc.

Ken Freeman said that in approvals of such requests, time is of the essence.

Requests must always be processed expeditiously. Also, whenever a Homeowner requests to see Village financial records, that also must be allowed within a reasonable amount of time. Homeowners have the right to see Village financial records. Former

Boards did not give homeowners the courtesy and respect due them in these requests. For example, Ken Freeman's own, formal request to see financial records failed to be granted for several months.

Karen Sheehan, who is a former Board member and Board President, responded from the audience that the pandemic was to blame for that; that people were not allowed in the office to access records.

Ken Freeman said that other Villages managed to conduct necessary business despite the pandemic, and that the previous Board did also cancel Elections scheduled that year and continue to refuse to hold Elections an entire year under the excuse of the pandemic; despite the fact that, again, other Villages managed to hold Elections. In fact, the NJ State DCA informed the previous Board and specifically its President, that the State required this Village to hold Elections by June 2021. The previous Board President did not allow Elections until September 2021, using the excuse of being unable to safely hold Candidates Night due to pandemic concerns.

Ken Freeman said that our Village is not a co-op; homeowners hold deeds to their houses. Candidates Night for Elections is not a Rule.

The floor was opened to reports from the Womens' Club and the Residents Club, both of whom had no representative present to offer the report.

Trustee Robert Buonanno spoke about the problem of obtaining a new Snow Removal company, to replace our contracted Snow Removal/ Landscaping company, Good Mowin/Diamond, which had cancelled both contracts with us in September, immediately after the election of this Board. He said that it had been extremely difficult to find a Snow Removal company at such a late date, that the new Board had taken bids from 3 companies out of 15 they had contacted. We are at this time in the final stages of approval of one of the companies; the contract is at our lawyer's for their Attorney Review. Robert emphasized that the Board proceeded in this matter through the correct, legal avenues, not the way it has previously been done.

We will have a Snow Removal Company.

We will have updated and revised Rules and Regulations. We have already changed the rule to allow overnight parking on the street. However, there is to be absolutely no parking on the fingers. We need access at all times to houses on the fingers, in case an ambulance or fire engine is needed there.

We will be addressing trees on the Common Ground property that need to be taken down. There are a number of trees in very bad condition that must be addressed, and it may take 2-3 years to complete the process. This had not been satisfactorily addressed by previous Boards, and so there is a backlog.

This was the end of Robert Buonanno's report.

Treasurer Joan Steever read the monthly Treasurer's report. She explained that the previously the report had been dated by mid-month, but that it was now changed to end of month totals, thus precluding the necessity of relying on guess-timates.

Louise Travaglio, past Treasurer for a previous Board, raised questions concerning the above change. Joan offered to meet with her after the Meeting to discuss the issue, and Louise agreed.

Secretary Barbara D'Averso made several announcements, including information about the upcoming December 3 Craft/Gifts show and the Christmas Cookie deliveries to homebound Village 7 residents scheduled for December 14. Anyone wishing to volunteer for either Event is welcome. Both Events are being hosted by the new Trustees Event Committee.

Rosetta DeLuca, Vice-President, gave her report: Our insurance company has told us that the fence built to contain the retention pond and area was not required by their company. Other developments do not have fencing around their retention ponds. The erection of this fence has denied the local wildlife access to water, and to the woods and fields there. In the last 2 years since the erection of that fence, we have seen an inordinate number of deer coming into the heart of our Village. There are whole herds at certain streets at night, creating hazards for residents and tragedy for the deer. We can legally take the fence completely down; however, it cost more than \$35,000, without the vote of the residents, and will cost a large amount of money to take down. We will open the gate to allow the wildlife access to the pond, and attempt to find a fencing company willing to take the fence down and pay us to cart it away as fencing to be used by them. Rosetta has a copy of letter from our insurance company, also a letter from NJ State Dept of Environmental Protection that both state the fence was not required.

She asked that everyone please note that the EPA had no idea the fence was being erected until after the fact, when residents asked them to survey the area and give their opinion.

Rosetta spoke about the changes to the Rules and Regulations that are almost completed. She stated that residents had a voice in these changes simply because the majority of voters elected this Board, which had promised changes to the Rules.

At this point in the meeting, Karen Sheehan asked Ken Freeman directly if he was a resident of Village 7. She gave her opinion that he was not a resident.

Ken Freeman answered that 93 Norwalk is his legal address, even though he owns houses in several other Villages, which is his legal right. Rosetta then said that the Board of Elections, whose Chairperson was selected by the previous Board President, who was Karen Sheehan, had accepted Ken Freeman's resume when he offered it in his bid to run for this present Board, and that the Election Committee had accepted his resume, had accepted that Ken Freeman was a legal resident of Village 7 and thus eligible to run for and be admitted as a Trustee on the Board.

Ken Freeman made reference to the fact that there are a number of homeowners behind in their maintenance payments, some of them many months, and that this situation had been allowed to reach the proportion it was by the previous boards. The

present board is attempting to collect these debts, with some immediate success already seen.

Ken Freeman adjourned the meeting.

Please note: the Agenda for the November 19,2021 Sunshine meeting was followed at both the 10 AM and the 6:30 sessions.