

WHITING VILLAGE COMMUNITY ASSOCIATION, INC
SUNSHINE MEETING

APRIL 21,2022

SESSIONS: 10AM & 6 PM

These minutes are a compilation of both the 10AM & 6 PM Sunshine Meeting sessions held on the above date. Meetings brought to order by President Rosetta DeLuca at 10 AM. & 6PM. All Board members present. Pledge of Allegiance performed; Prayer given and Moment of Silence observed only at the 10 AM session. Mayor was originally scheduled to speak at meeting, but unable to attend; re-scheduled to next Sunshine meeting.

Minutes of the March 17, 2022 Sunshine meeting were read and accepted.

RESOLUTIONS were voted on by Board in front of Residents. All RESOLUTIONS were voted in unanimously by Board.

1. Joan Steever removed as both Treasurer and Board of Trustees Member, pursuant to Village Covenants, Article 4, Section 3C, effective April 11, 2022.

2. Acceptance of Resignation of Ken Freeman as both President and member of Board of Trustees, effective April 11, 2022.

3. Appointment of Carole Snider as Treasurer to Board of Trustees, effective April 13, 2022.

4. Board of Trustees designated positions as follows: Rosetta DeLuca, President, Robert Buonanno, Vice President, Barbara D'Averso, Secretary, Carole Snider, Treasurer, Ken Stebner, Sgt.-at-Arms, Victor Truzzolino, Trustee-at-Large.

Board members were sworn in by Resident Abby Panella.

Board of Trustees reported to Residents on the temporary pausing of Crestwood Village 7 Residents Only FB page. There had been incidents of Residents' comments being vulgar, and the Administrator of that page, Rosetta DeLuca, chose to temporarily suspend it.

Resident inquired why Radburn Law has not been consolidated into this Village's By-laws. Board responded that requirement, which was neglected to have been performed by previous Boards, has been completed and is at this time with the Village Attorney for Review.

Residents were informed Boring Tests had recently been performed of the 2 underground oil tanks situated at the Clubhouse. Both tanks were free from leaks. It was noted that these tanks had never been inspected by previous

Boards, that there was no insurance in place to cover the immense expense of remediation of an oil leakage, and that the insurance broker the Village now has could not issue insurance on these tanks without a Boring test proving no oil leakage. It has been arranged to remove both tanks immediately, to be replaced with 2 above-ground tanks. Hydroscience & Dover Oil will both be involved in the removal of tanks and installation of above-ground tanks. Dover Oil will be donating 2 above-ground tanks to the Village at no cost.

Board informed Residents that the Fence surrounding the retention pond and that entire area will be removed at no charge for use by an animal rescue farm in northern NJ. This fence was constructed at a cost of approximately \$36,000, without a vote by the Residents, as is required by our By-laws for any project over \$10,000, by the immediate previous Board of Trustees. The present Board cannot discover any legitimate reason for the construction of this fence. Our previous Insurance Broker has told this Board that there was no insurance requirement for the fence. Many Residents have objected to it since it was first forced upon this Village by the previous Board, for the cost, esthetic reasons and the fact that deer roaming through our Village have been much more prevalent since their natural water source, the pond, and that area, have been fenced in. The Board has attempted to find a company that would pay the Village for the fence, to no avail. The Board has consulted with both the Insurance company and our Attorney; the Board has the legal right to remove the fence. That decision does not legally have to be voted upon by the Residents.

Board discussed the present situation with our Custodians: Jay has given his notice and position of parttime custodian will be advertised.

The Budget has been completed. There were meetings of the Budget Committee, which was composed of all Board members and A number of Residents, including 3 with financial backgrounds, consultations with both our Lawyer and our Accountant, and a complete compilation of the Village projected expenses, it was decided that there must be a \$10 increase in the monthly maintenance fee. Homeowners have already been given maintenance coupons for the months of April, May & June. They have already paid the present fee of \$128.00 per house for April. There will be no retroactive payment of the increase for the month of April, May & June. H/Os will then pay \$128.00 for May and June, as is designated on the coupons they now have in their possession. In late May, H/Os will be issued coupons for July 2022 -March 2023. The July maintenance fee will be listed on the July coupon as \$138.00, which will reflect the \$10 increase. Homeowners will pay the amount of \$138.00 for July. All coupons thereafter will be listed as \$138.00 for the monthly maintenance fee.

The Womens & Residents Club gave reports on upcoming Events, including May 3 Smithville & June 9 Columbus Flea Mkt bus trips, May 27 Patriotic Dance, May 4 Cornhole Game, & June 4 Comedy Show. Residents were urged to participate and volunteer. Trustees Events Committee announced a May 29 Flea Market at the Clubhouse.

The Board has formed a Gardens/Landscaping Committee of Residents, chaired by Trustee Victor Truzzolino, to study possible changes as related to areas of Residents' properties allowed as gardens, and various other questions concerning landscaping. This Committee will report their opinions and findings to the Board.

The Treasurers Report was read by the Board President, and accepted.

The Board reported on plans for Asphalt and Road repairs: It will shortly be accepting bids from our usual contractor in this area, ESSO, and other companies. The Board is interested in addressing needed repairs to our streets that have not been addressed by previous Boards. The Board will also investigate possibility of remediation of some road situations on certain fingers

The meeting was opened to Questions from the Residents.

A resident inquired about Board not having had a Quarterly Meeting since their start in late September. This Board's original President, who recently resigned, had informed this Board that his interpretation of the By-laws proved there was no Quarterly meeting required due to the fact this Village holds 12 Sunshine Meetings per year. This misinterpretation will now be corrected.

The Board will advertise in the upcoming Newsletter that there will be a Quarterly meeting at 6 PM on June 16, 2022. The 10 AM session that day will be the normal Sunshine Meeting.

A Resident demanded to know why the Trustees Event Committee is hosting a Flea Market on May 29. They insisted that is the purvey of the Residents Club. and demanded to know what the money realized from any Trustee Event Committee Event is used for. The Board responded that our By-laws do not preclude the Trustees from having a Committee to host Events both for the Residents of this Village and to raise funds to provide extras for said Residents. Trustees had asked the Residents Club to cooperate in Events, and been refused, before deciding to start a separate Committee. Monies realized are used entirely for other events for residents.

Resident objected to decision to remove Fence. Board reiterated that the Fence was erected without approval or vote by Residents, for no legitimate reason; it has cause problems and many Residents have voiced their concern and objection to its continued presence. The Village Attorney has advised the Board there is no legal requirement that the Residents vote on the fate of the Fence.

Resident objected to the vacant position of Treasurer being filled by Board's choice of a Candidate; also objected to Board members voting themselves in as to their specific, designated Board positions; Resident said the H/Os must vote both. Board informed Resident that according to our By-laws the Board is allowed to choose a Homeowner to fulfill the unanswered portion of a Board member vacancy, without H/O vote.

Resident asked why the Town Hall scheduled for April 15, 2022, was cancelled, and the Clubhouse closed at 4 PM that day. The Board explained that one of our Custodians had been diagnosed with Covid, that one of the other Custodians had worked that day instead, and there was no other Custodian to work that Friday Evening shift, as it was Good Friday.

Resident requested Board advise H/Os of the exact costs of the various Vendor contracts. Board did not have exact information at hand at this meeting. The information will be made available at the next Sunshine Meeting.

Resident objected to the \$10 increase in monthly maintenance fee. They wanted to have H/Os vote on whether or not to increase the fee. Another person asked why Budget was late in being completed. A Resident asked by what means did the Board arrive at the amount of \$10. The Board answered these questions: that according to our By-laws, the Budget and any and all increases in fees are not legally required to be voted upon by the H/Os. The Board also said that all facets of the Budget were exhaustively explored and investigated before coming to a decision as to the exact amount of the increase. This Board consulted with a Budget Committee composed of volunteer H/Os, a number of whom have professional financial work backgrounds, and also our Village Accountant.

Residents will remember that our Accountant gave a presentation at a Sunshine meeting presided over by the previous Board, at which he warned Residents that the monthly fee would need to be raised by the next Budget. This Board reminded the H/Os that our Village has not seen an increase in monthly fees, aside from a \$2.00 increase 2 years ago, for many years.

There were questions from residents concerning cleanup of dead trees on Common Ground; Board said it is attempting to identify these trees and will soon address the issue further insofar as the new Budget will allow. Resident was asked to inform office of location of dead trees on Common Ground. Resident was reminded that trees on H/Os property are the responsibility of the H/O.

Residents asked for update on repairs to the in-ground garbage cans. Board responded that Stanley has parts ordered, that there has been a huge delay in their arrival. The Board will consult with Stanley as to the situation and report to Residents at next Sunshine meeting.

Resident wanted to know why "House For Sale" signs are now allowed in windows; also why changes to the Rules & Regulations that have been instituted

by this Board were not voted upon by the H/Os. The Board answered that in accordance with our By-laws the Rules & Regulations may be changed by the Board's vote, which is then voted upon by the Board at a Sunshine Meeting, as has been performed in this specific instance at an earlier Sunshine meeting. The H/Os do not vote on changes to Rules & Regulations, this in accordance with our By-laws. A resident asked why the large container truck parked the last few weeks on the lawn and on the street at a house on Norwalk Avenue, was allowed to do so. Board responded that the situation was difficult, involving a heir trying to clean out his mother's house for resale, and that the Board had spoken several times to the owner and had monitored the situation. The truck is now permanently removed as of 2 days ago. Resident inquired as to the Landscape company, Johns, grass-cutting schedule. The Board informed that Resident it does not yet have the exact schedule, that John has said he will attempt to mow lawns more often than the 2-week rotation the previous company insisted upon, if lawns seem to require more frequent attention. The Board reminded the H/Os that any grass-cutting schedule must needs be somewhat fluid, to allow for weather, specifically rainy days.

There were some questions asked by Residents that the Board could not answer, due to confidentiality considerations. There were some questions that the Board will answer at the next Sunshine Meeting, as they need to confer with our Attorney and/or our Accountant, and/or obtain requested information.

The next Sunshine Meeting is scheduled May 19, 2022, at 10 AM & 6 PM sessions. There will be a Quarterly Meeting scheduled for 6 PM on June 16, 2022.

Both sessions of this Sunshine Meeting, held at 10 AM & 6 PM on April 21, 2022, were closed by the Board President, seconded by the Secretary, at approximately 11:55 AM & 7:20 PM, respectively.

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