

WHITING VILLAGE AT CRESTWOOD COMMUNITY ASSOC. INC.
SUNSHINE MEETING
JANUARY 21 2023

Meeting opened by President Rosetta DeLuca at 11 AM. Pledge of Allegiance performed. December 2022 Sunshine Meeting minutes read.

Minutes from Quarterly Meeting on December 20 2022 read & accepted. Announcement that the next Quarterly Meeting, covering Sept through Nov, will be held Feb. 7 at 11 AM.

Discussion of upcoming events, including the Valentines Day Tribute show. Announcements concerning other upcoming Events.

Statement by Robert Buonanno about trees & the budget limitations thereof, also success of t recent Spaghetti Luncheon. Profit from that Event was \$245.00, which was deposited into the Trustees Events Committee account, to be used for future events and purchases for CV 7 residents. It was noted 2 residents had donated monies to be used to offset much of the expense involved in this event.

Residents were apprised of recent situation of homeless men illegally living in a tent with an adjacent campfire on wooded Village property behind Westport Ave had been satisfactorily ended. As suggested and approved by Manchester township, the Village purchased NO TRESPASSING signs to attach to trees on Village property. The ongoing situation concerning the mold permeating 13 Eaton Lane was also addressed; said property was recently purchased by an LLC at Sheriffs Sale, with the new owners attempting to clean the mold from the house without Township permits. The new owners have ceased their attempts until permits are issued. Residents were informed of a recent occurrence in which a CV7 H/O was using a firepit on their property. Fire Dept had to be summoned to douse the ensuing blaze. Village could have had numerous houses lost to fire. Our Bylaws forbid all open burning; Residents were reminded of this. It was also noted that all storage in crawlspaces is forbidden, and that crawlspace doors are not allowed to be locked.

Our Treasurer, Howard Snyder, explained upcoming Budget including proposed \$10 increase in the monthly fee. Budget will be ready by March. Howard informed residents that the \$10 increase would help in alleviating the shortfall in revenue this past year resulting from the budget not being completed on time by a previous Board President who had resigned, which allowed the Village only 9 months of the increased monthly fee being collected rather than 12 months. Also, that the R & R needs to be increased as per State requirements; He told residents that CD purchases this Board recently made will give approximately \$30,000 per year in interest, which monies will be dedicated to increasing the R & R. Before these recent purchases, interests on Village accounts were earning approx. \$1,200 per year, and that had been the approx usual amount of interest earned for this village for many years.

Our Accountant was introduced, who offered further elucidation of our new budget, and who agreed with Howard. He said that the R & R was extremely underfunded due to past Boards' decisions. He also said that our Village's overall financial situation had vastly improved over the last 1 & 1/2 years.

Our Insurance Broker, Deb Fisher, was introduced. She explained to residents that Village insurance was still being serviced by Greater NY Company, that said insurance had increased by approximately 25%, that all HOA insurance companies had increased premiums, Deb opened the floor to insurance questions, and answered a variety of inquiries concerning each H/Os responsibility to maintain a personal home insurance, the question of the Village insurance deductibles, present costs of rebuilding the outside of a destroyed house & the specific items that Village Association insurance will pay in rebuilding a house (Bare walls, mechanical, outside of home, etc.)

Meeting moved to adjournment at 11:39 AM by Rosetta DeLuca, seconded by Robert Buonanno. Next Sunshine meeting scheduled to 11 AM Saturday February 18, 2023.