

WHITING VILLAGE AT CRESTWOOD COMM. ASSOC. INC.  
SUNSHINE MEETING  
FEB. 18 2023

Meeting opened 11 AM by President Rosetta DeLuca. Pledge of Allegiance performed.  
Note: Approximately 75 people in attendance. Minutes from Jan 2023. meeting read & accepted.

It was announced there will be a special meeting for all residents 3/11/23 to discuss rental of office in annex & purchase of signs for 3 entrances to Village; no other agenda will be addressed.

Board is considering ideas for picnic area: volleyball, badminton, bocci, horseshoes; Robert Buonanno will donate money for a "Putt-Putt" course. Another resident has also donated \$150 for this project.

Reasons for upcoming increase of \$10 to monthly fee were discussed, i.e. Contract situation with Ozane, last year's increase only in effect 9 months due to budget being late, underfunded condition of our R & R account, increase in Stanley costs, as per contract written before this Board took office, etc. Board inherited vendor contracts the previous Board that are not in the best interests of the Village, and which cannot be cancelled. Board assured residents that new contracts will be written more advantageously for the Village. Example: current Contract with the bus company that costs \$83,000 per year, which is used by only 2-3 residents each day. Discussion of steps taken by this Board to increase revenue into Village, including purchase of CDs, raising fees for purchasing or renting out a house, and the recent discovery of an "Operating Contingency Fund", supposedly for the purpose of covering expenses over expected totals on vendors' contracts. It was noted the balance was \$71,000 & had previously been utilized by past Boards to pay for unexpected Snow removal expenses such as sanding. Said account had been earning approximately \$3 per month interest for a number of years. Our Treasurer has now invested \$60,000 of this money into CDs that will give us approximately \$3,000 interest per year. This CD purchase is in addition to our recent purchases of CDs from R & R funds that will return approximately \$30,000 yearly interest. The interest earned from both purchases will be returned to the R & R account.

The recent repairs to the structure of the auditorium area & the backup generator were explained to the residents. HALEBUILT performed the repairs.

A letter from Manchester Water & Sewer Dept., sent to the Village in 2016, was read to the residents; It outlined that as of 2016 Manchester would no longer be responsible for water & sewer lines that run from main trunk line onto the fingers, & that individual H/Os would be responsible for repairs of broken pipes. It was noted that the Board has discovered several companies that will write insurance to cover the responsibility: HOME SERVE: 833-521-0208, AMERICAN WATER: 877-513-8520; Residents can also call Jonathan at Liberty Insurance, at 732-580-1005, who has yet another company to refer people to.

It was announced that the NJNatGas had received only 100 positive responses from residents concerning bringing gas lines into Village; as of this time, that project is not scheduled.

A report was given on the ongoing process of ordering replacements for broken inground garbage cans; We are ordering from the original company, Sani-Can, but will also be utilizing another, that offers cans with sturdier lids at less cost.

Kathleen Sullivan, President of the Womens Club, reminded residents that there will be a FREE 3/10 presentation in the clubhouse about women in WWII. Also, in April, there will be a FREE skit presentation. Reservations are required for both events. Please contact Kathleen through clubhouse office. Helen, a resident who started our new Wednesday night Indoor Shuffleboard, announced that it is a great success & invited everyone to participate.

Board voted on two Resolutions: Acceptance of Proposed Budget & Decision to purchase CDs with funds from Village Contingency Fund. Both passed unanimously.

The gross from the Chocolate Covered Strawberries, made by Trustees Event Committee & sold at the Valentine Dance, was \$240.00; net profits, after costs, will be dedicated by the Events Committee to the proposed refurbishments of the Village Clubhouse Picnic area. The Valentine Day dance itself was a huge success. The next Dance event will be March 31, tickets available Mondays 9- 12 at Clubhouse beginning Feb. 27; also available at the promoter's offices. Call 732-730-4727 for further info. See attached flyer.

The floor was opened to residents' comments. Questions were answered concerning costs of replacement Support Beams in houses, reasons for the \$10 increase in monthly dues, concerns about the company hosting our recent Dinner/Dances, a discussion of the need for residents to volunteer, foreclosures, requests that residents be notified which streets the water/sewer repairs are scheduled for, swales not being repaired, a mailbox needing replacement, complaints about residents feeding wildlife, broken inground garbage cans, the use of crawlspaces for storage & the locking of same by H/Os.

Meeting adjourned at approximately 1:30 PM by Rosetta DeLuca, seconded by Robert Buonanno. Next Sunshine Meeting is scheduled for 11 AM March 18 2023.

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**SUNSHINE MEETING**

**FEB. 18 2023**

**AGENDA**

MEETING OPENS 11 AM. PLEDGE OF ALLEGIANCE PERFORMED.

OPENING STATEMENT BY PRES. ROSETTA DELUCA.

JAN. 2023 SUNSHINE MEETING MINUTES READ & ACCEPTED.

RESOLUTIONS FOR

1. ACCEPTANCE OF PROPOSED BUDGET
2. DECISION TO PURCHASE CDS FROM VILLAGE CONTINGENCY FUND  
PRESENTED & VOTED UPON BY BOARD.

TREASURERS REPORT & STATEMENTS BY HOWARD SNYDER.

REPORT ON CHOC. COVERED STRAWBERRY SALES.

REPORT ON VALENTINES DAY EVENT .

ANNOUNCEMENT OF ALL UPCOMING EVENTS.

ANNOUNCEMENT OF SPECIAL RESIDENTS MEETING 10 AM ON 3/4/23.

STATEMENTS BY ROBERT BUONANNO.: IMPROVEMENTS TO PICNIC AREA.

STATEMENTS BY KEN STEBNER- RE: WATER & SEWER, INFO ON INSURANCE FOR BOTH, UPCOMING SPRING REPAIR WORK BY EOSSO, REPAIR WORK AT AUDITORIUM BY HALEBUILT.

REPORT BY ED ESPOSITO- RE: CV 7 GAS COMPANY PLANS.

OPEN FOR RESIDENTS QUESTIONS.

MEETING ADJOURNED.