

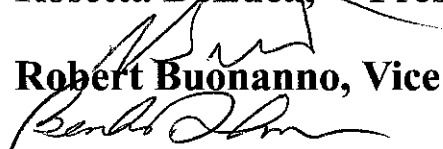
Whiting Village at Crestwood Community Association, Inc

SUNSHINE MEETING


MARCH 18 2023


Rosetta DeLuca, President

Yes No


Robert Buonanno, Vice President

Yes No


Barbara D'Aveso, Secretary

Yes No


Howard Snyder, Treasurer

Yes No


Ken Stebner, Sgt. at Arms

Yes No


Ed Esposito, Trustee at Large

Yes No

WHITING VILLAGE AT CRESTWOOD COMMUNITY ASSOC INC.
SUNSHINE MEETING
MARCH 18 2023

Meeting opened 11 AM by Board President Rosetta DeLuca. All Trustees present. Pledge of Allegiance performed.

Minutes from Feb. 18 2023 Sunshine meeting read & accepted by vote of Board. The following Resolutions were introduced & read by Barbara D'Averso, seconded by Rosetta DeLuca, and voted upon by the Board: #1: Rental of office in Annex to LIBERTY Insurance for \$400 monthly rent the 1st year, \$500 per month the 2nd. #2: Replacement signs to be purchased for 3 village entrances. #3: Rules for rental of auditorium by non-residents & residents. All Resolutions passed unanimously.

Opening statement from Rosetta DeLuca addressing various questions raised at 3/11/23 Special Residents meeting: to wit, verifications as per Association legal counsel that the Trustees are indemnified by both our bylaws & our D & O insurance. (The exception is proven theft of funds); also that the Board has the legal right to make purchases for the village, ie rental of the empty Annex office to LIBERTY insurance & replacement signs for 3 Village entrances

Quote from our bylaws: Section 3, Page 30 (as per our legal counsel): "... A capital improvement of more than \$10,000 that is not in the budget ie a voluntary 2nd story building, or a pool, that is a capital improvement in excess of \$10,000 & not necessary and not in the budget, the members of the Village Association shall elect (vote) to make the improvement or replacement. In such an event, the Board of Trustees shall assess all members of the community as provided for in the Resolution authorizing the improvement."

Rosetta informed residents that, as per our legal counsel, and in contradiction of what had been previously been asserted, all executive meetings of the Board of Trustees are closed to attendance by residents. Open, or Sunshine, meetings are open to all Residents.

All of the above information was fact-checked with Village legal counsel.

Residents were reminded that as members of the Association they are invited to take the initiative to familiarize themselves with the various areas of their clubhouse: annex, library, gym, etc. All members are entitled to a copy of bylaws, rules & regs, the budget & audit. Please request above at office. Access to our Covenants is available on our website, : WVCA@WHITINGVILLAGE.COM.

Treasurer Howard Snyder reported on the current financials of the Village: Total Current Assets: \$1,484,766.50. The Operating Acct is \$399,352.74. Our R&R Acct is now \$1,014,463.70. Our present CD investments are as follows: \$200,000 @ 3.80%- due 4/19/23, \$200,000 @3.95% due 7/12/23, \$200,000 @4.10%,due 10/13/23, & \$200,000 @ 4.60% due 1/12/24, all of which total \$800,000. All of the above interest realized will be deposited into the R & R Acct. He explained the interest earned will be recorded when matured, not accrued. Howard also announced the Village is moving towards institution of ACH payment capability.

Ken Stebner informed residents that EOSSO will begin repair of road cracks in Spring; He said inground trash cans have been ordered from companies in both Ohio & Florida, due in 2-3 weeks. He noted that the outside porch posts at houses actually serve an important use when it rains and gutters grow heavy with precipitation, preventing stress on roof & gutters from accumulated precipitation. Said posts should never be removed, only repaired or replaced.

Ed Esposito reminded residents that the Trustees would be distributing new monthly fee coupon booklets on March 20 & 21, 10 to 12 & 1 to 3, after which they will be available at the clubhouse office.

Residents were told that the recent 3/11/23 PANCAKE, SAUSAGE & BACON BREAKFAST grossed \$217 (31 breakfasts sold.), with a net profit, after cost of food & supplies, of \$90.

Floor was opened to residents: Answers by the Board included that the FERNWOOD Acct was incorporated into the Operating Acct. Also that The \$1400 found in various envelopes in the RESIDENTS CLUB OFFICE was deposited into residents club bingo acct, that the raise in the costs of our budget, necessitating an increase of \$10 per H/O,were partially caused by previous Boards failing to raise monthly fees in small increments over a number of years, thereby causing a shortfall of monies available for increased costs. It was once again explained that The Trustees Events Committee host Events to raise monies to be used to present Events for the Residents that do not necessarily produce profit. Board explained that most of the vendor contracts this village operates under were signed by the previous Board, and that this Board has no power to cancel said contracts. Board explained to an individual resident that no Trustee is paid any money whatsoever for their service on the Board.

Residents were informed that the Residents Club is at this time temporarily suspended, that all monies in their accounts remain intact, that the Board is rewriting the Residents

Club Bylaws, that the Board's intention is to at some time in the near future begin accepting resumes from residents interested in Residents Club Board elections of President, Treasurer, Vice President, & Secretary. Rosetta announced that the 2 PM 3/18/23 scheduled meeting to discuss Residents Club has been postponed to a later date, to be announced.

Meeting adjourned approximately 12:30 PM, by Rosetta DeLuca, seconded by Robert Buonanno, Next Sunshine meeting scheduled Sat. 11 AM April 22 2023.

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