

**WHITING VILLAGE AT CRESTWOOD COMM. ASSOC. INC.**

**SUNSHINE MEETING**

**JULY 18 2024**

Meeting opened at 6PM. All Trustees present except for newest Trustee, Carole Snider. Pledge of Allegiance performed & a moment of silence for victims of recent attempted assassination of Donald Trump.

Pres. Rosetta DeLuca gave opening statement; She had general comments to make & also explained to audience that Judge had lifted Gag Order on all plaintiffs/defendants in the ongoing litigation, & that Treasurer Howard Snyder would be giving further information later in the meeting.

Secretary read Minutes from June Sunshine Meeting, also read RESOLUTION in regards to upcoming Election & company being retained to supervise & conduct all aspects of said Election. See attached RESOLUTION. Board of Trustees unanimously voted to pass it.

Secretary gave general info on coming Events in the Village, hosted by the Events Committee, including the recent and future Vendors Mkts and Craft Shows, the 3rd Annual Car Show, the November Jersey Shore Medium Event & the October Rock Ness Monster live Rock Band Event. RESIDENTS CLUB Vice-President spoke to audience about plans to reinstitute BINGO in CV7, employing as partner in the endeavor a local nonprofit, JUST BELIEVE, which will conduct the BINGO, providing all necessary BINGO workers. The RESIDENTS CLUB will realize a percentage of BINGO profits & will also get all \$\$ earned by selling food from the kitchen. She emphasized that volunteers are desperately needed for that plan and ALL future possible event plans to be hosted by the RESIDENTS CLUB, & reminded residents that there had been a huge groundswell of support from them for the reinstatement of the RESIDENTS CLUB, & specifically BINGO events, but that very few residents are stepping forward to volunteer.

Vice-President Robert Buonanno offered an update on the miniature golf, horseshoes & bocce ball projects, announcing that Pinelands Commission had given approval. We will now go before Manchester for final OK.

Trustee Ken Stebner spoke to residents about the recent extreme weather & its effect on outside furniture, cable, electrical service, etc. He told them that the Fire Suppressor in clubhouse kitchen has been updated, fire hydrants throughout Village being painted bright red for safety, Stop Signs that were taken down by a past Board President being reinstalled at key intersections, that he suggests all houses have baking soda near stoves, a simple but expedient safety measure in case of fire, that all Trustees & Custodians are certified for CPR, that our clubhouse has a Defibrillator and an AIR ASSISTANT device, which will greatly aid in an emergency involving any person experiencing breathing difficulties. Ken also reminded residents yet again that CV7 houses must have GFI INTERRUPTED outlet & switch in all kitchens, baths & in the garage.

Trustee Ed Esposito offered general comments and advice on the present national and local situation, employing the song popular with our military during the Viet Nam conflict, "On The Eve of Destruction".

Rosetta DeLuca read the order from Judge Troncone authorizing the end of GAG ORDER in regards to litigation brought against the Board by, as specified on the litigation:" Michael Kane,Diane Omilanowicz, Barbara Zeh, Maureen Caswell & on behalf of all Whiting Village at Crestwood Community Association Inc. Owners & others similarly situate"--- Unquote.

Please see attached order. Rosetta informed the residents that the Board could now inform them of some of the costs that have been entailed as of this date in regards to said litigation, and she introduced Treasurer Howard Snyder to proceed with specifics, to wit:

Cost of our Association Attorney Ron Catelli, to act as General Council in this litigation: \$23,394.00 as of July 2024. More is anticipated..

Cost of Special Election Master, who was chosen by Judge Troncone, to hold a new Election this past February, which was demanded by Plaintiffs and which this Board voluntarily agreed to:\$23,354.00. Our Association Insurance will definitely be raised,and although the insurance pays for their lawyers to defend this suit, our insurance has a \$10,000 deductible. Howard ended by saying that as of July 2024 this association has been charged a total of \$56,933.00 to defend said lawsuit.

Howard told audience that the Plaintiffs are now questioning the Special Elections Master's conduction of the Feb. Election, despite the fact he was

personally appointed by the Judge overseeing this litigation. The Plaintiffs accuse this Board of buying votes by holding a free Chicken Dinner for CV 7 Residents, and he noted that all items for the Dinner were donated, at absolutely no cost to Association, & that the Dinner, planned in early October, was just one in a series of monthly free meals offered to CV 7 residents. The Plaintiffs attorney has demanded each Trustee answer in writing over 60 questions, most of which dealt with that dinner: Example of a question " NAME & ADDRESS OF EACH PERSON WHO DONATED A CHICKEN TO FREE CHICKEN DINNER?"----" WHO PURCHASED THE PLASTIC FORKS— THE PLASTIC SPOONS— THE SALT— THE SUGAR PACKETS?" etcetera, in that vein,

Howard continued with the information that this litigation is still in process as of July 2024, that the assigned Judge will be retiring August 1, & that a new Judge will be assigned to the case.

The Plaintiffs are also demanding that the Defendants pay for their lawyer. Howard said this entire situation could have been avoided if the Plaintiffs had used our Association ADR Committee, composed of CV7 residents, to adjudicate their complaints against this Board, of which they had refused to avail themselves.

Rosetta interjected that the litigation names all CV7 homeowners as also being Plaintiffs, that the 4 named Plaintiffs are speaking for those other homeowners, none of whom gave permission. In fact, many residents corresponded with the Judge to object to being included in the lawsuit.

Rosetta continued, informing audience that the Board had voluntarily agreed to the Plaintiffs request for a new Election & the institution of a Special Elections Master chosen by the judge. This Board has now searched for and hired an Elections company, at a cost to the Village of \$5,389.00, to conduct future elections in entirety. This is in order to preclude further instances of litigation such as this one, which has been very costly just in the amount of money ( \$23,354.00) the Association was forced to pay the Special Elections Master chosen by Judge Troncone.

The coming Election has 4 Trustee seats available: those of Rosetta DeLuca, Barbara D'Averso, Ed Esposito & Carole Snider.

Rosetta then informed residents that the Plaintiffs accused the Board of not adhering to the Gag Order by publishing the lawsuit on the CV7 website.

She said both our attorneys and the Judge had informed the Board it had a duty to summarily inform the homeowners of the lawsuit. The Gag Order prevented this Board & supposedly the Plaintiffs listed on the lawsuit, from in any way discussing it.

The new Election procedure is approved by CAI. Each h/o will receive a packet of info & directions in the mail. There will be means of voting online, by mail & in person at the clubhouse. We will have a car service available for people who cannot get to clubhouse to vote. The company that is conducting the Election will have representatives at the clubhouse to assist h/os with voting. Michael Kane, one of the Plaintiffs in this case, was elected to the Board at the Special Election. He resigned almost immediately, & stated in his resignation letter, which was read at a previous Sunshine Meeting, that his presence as a Trustee as well as a party to the lawsuit made it difficult, and that the Board was respectful to him. He is, however, still listed as a Plaintiff in the lawsuit against this Board.

At this point of the Sunshine Meeting, Treasurer Howard Snyder again spoke, telling audience the next Sunshine meeting, on 8/15/24, would be at 10 AM & would feature as guest speaker our Accountant. He will apprise the residents of the financial standing of this Association. The recent FWH Reserve Study, required by the State, will be completed, & the Accountant will inform the homeowners of the amount our R&R fund is still underfunded. Our Insurance Rep will be the guest at the September 12 2024 Sunshine meeting. Insurance cost will be increased next year. This Village still retains the original individual homeowners deductible responsibility of only \$250 for even total destruction of their home: the Association must pay the insurance company the remainder of the \$5,000 deductible per house. This cannot stand and must be addressed. Our insurance rep will again visit this situation at the Sept Sunshine meeting, and will also answer all questions from homeowners pertaining to the Association insurance.

At this juncture, the floor was opened for questions. A number of topics were addressed, including the upcoming Election, the lawsuit particulars,, our recently-completed street sealcoating project & the FWH Reserve Study. Next Sunshine meeting is 10 AM on August 15 2024.

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**WHITING VILLAGE at CRESTWOOD COMMUNITY ASSOCIATION, INC.**

**BOARD OF TRUSTEES**

**Office of the Secretary**

**RESOLUTION**

**Dated July 17, 2024**

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**WHEREAS, the Board of Trustees is given the authority in Article IV, sec. 4 of our By-laws General Powers: "The property, affairs of business of the community shall be managed by the Board of Trustees, which shall have all the powers granted to it by law, the certificate of Incorporation of the Community Association, and by these by-laws or any Declaration of Covenants and Restrictions or other instruments which vests any right or obligations in the Community Association with respect to the powers herein granted or necessarily implied which shall exercise it sole discretion" and**

**WHEREAS, Election Committee 1c. Page 5 "The Board of Trustees by a majority vote shall appoint an Election Chairperson who shall appoint a committee to conduct the election of the Trustees, serving notice to all members of the Community Association, providing for absentee and on-premise balloting and serving as tellers of the election. Trustees are ineligible to serve on the Election Committee. Such election shall be conducted in accordance with formal procedures adopted by resolution by the Board of Trustees."**

**WHEREAS, a lawsuit initiated September 2023, for a special election consented by both parties. Be it resolved by a majority vote of the Board of Trustees, for a 1 time election. The election will be held by a reputable outside 3rd party company on September 10, 2024 to fill the 4 open seats. The Board of Trustees has no involvement in any aspects of this election**

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Whiting Village at Crestwood Community Association, Inc

**RESOLUTION**

PRESENTED

July 17  
~~August 15~~ 2024

**BE IT RESOLVED AND APPROVED BY VOTE OF THE BOARD OF TRUSTEES: PLEASE SEE ATTACHED RESOLUTION IN REGARD TO SEPTEMBER 2024 TRUSTEES ELECTION & AUTHORITY OF BOARD OF TRUSTEES AS DELINEATED IN CV 7 BYLAWS.**

X Rosetta DeLuca

Rosetta DeLuca, President: YES NO ABSTAIN

X Robert Buono

Robert Buono, Vice Pres.: YES NO ABSTAIN

X Barbara D'Averso

Barbara D'Averso, Secretary: YES NO ABSTAIN

X Howard Snyder

Howard Snyder, Treasurer: YES NO ABSTAIN

X Ken Stebner

Ken Stebner, Sgt.-at-Arms: YES NO ABSTAIN

X Ed Esposito

Ed Esposito, Trustee at Lge.: YES NO ABSTAIN

X Carole Snider

Carole Snider, Trustee at Lge.: YES NO ABSTAIN

Whiting Village at Crestwood Community Association, Inc

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JULY 18 2024

Rosetta DeLuca, President: YES NO ABSTAIN

*Rosetta DeLuca*

Robert Buonanno, Vice Pres.: YES NO ABSTAIN

*Robert Buonanno*

Barbara D'Averso, Secretary: YES NO ABSTAIN

*Barbara D'Averso*

Howard Snyder, Treasurer: YES NO ABSTAIN

*Howard Snyder*

Ken Stebner, Sgt.-at-Arms: YES NO ABSTAIN

*Ken Stebner*

Ed Esposito, Trustee at Lge.: YES NO ABSTAIN

*Ed Esposito*

Carole Snider, Trustee at Lge.: YES NO ABSTAIN

**WHITING VILLAGE AT CRESTWOOD COMM. ASSOC. INC.**

**SUNSHINE MEETING**

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**AGENDA**

MEETING OPENS 6 PM. PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE FOR VICTIMS OF RECENT TRUMP ASSASSINATION.

OPENING STATEMENT BY PRES. ROSETTA DELUCA.

READING OF JUNE SUNSHINE MEETING MINUTES BY SECRETARY. INFORMATION ABOUT UPCOMING EVENTS.

TRUSTEE KEN STEBNER WILL SPEAK ABOUT "THE PAST THE PRESENT & THE FUTURE".

TREASURER HOWARD WILL READ MONTHLY TREASURER REPORT. HE WILL ANNOUNCE OUR ACCOUNTANT WILL BE AT AUGUST SUNSHINE TO DISCUSS THE FINANCIAL STATEMENT ENDING 3/31/24, AND OUR INSURANCE REP DEB FISHER WILL BE PRESENT AT THE SEPT. SUNSHINE TO DISCUSS THE ASSOCIATION INSURANCE POLICY & ANSWER QUESTIONS. HOWARD SNYDER WILL ALSO PRESENT OTHER INFORMATION OF INTEREST TO THE RESIDENTS OF CV7.

TRUSTEE ED ESPOSITO WILL SPEAK ON GENERAL TOPICS.

VICE-PRESIDENT ROBERT BUONANNO WILL SPEAK ABOUT THE PRESENT DISPOSITION OF THE ONGOING MINI-GOLF COURSE PROJECT & ITS ANTICIPATED OPENING DATE.

ROSETTA DELUCA WILL PRESENT A RESOLUTION TO THE AUDIENCE & THE BOARD WILL VOTE UPON IT.

FLOOR OPENED TO AUDIENCE FOR COMMENTS & QUESTIONS.

MEETING CLOSES.