

# **WHITING VILLAGE AT CRESTWOOD COMMUNITY ASSOC. INC.**

## **SUNSHINE\ OPEN MEETING**

**JANUARY 16 2025**

Meeting opened at 6 PM. All Trustees present. Pledge of Allegiance performed. President Rosetta DeLuca addressed various issues in her opening statement, including that NJ State flag cannot be flown outside of clubhouse as requested by a resident due to the fact that there must be a certain amount of flagpole between each flag being flown, & our flagpole will not accommodate more than the two flags we now have. She also answered a resident's request from previous month to set aside street parking spaces for the nearby homeowners, utilizing some type of window permit, &/or only permit parking on one side of street. Neither of these ideas would be feasible due to impossibility of policing. She also reminded residents again that parking on the fingers is not allowed, nor parking on street if snow is forecast, and warned that cars not in compliance with those proscriptions would be towed.

Secretary Barbara D' Averso read the December 2024 Sunshine/Open Meeting minutes, and asked the Board to vote approval. She was interrupted by a resident who proceeded to disrupt the meeting with her insistence that the minutes must be approved by all residents present, and when informed of her error, proceeded to additionally complain about a typo on the December minutes & her discontent with the minutes format employed. The Secretary attempted to inform this resident that Roberts Rules of Order denotes that the meeting minutes be a concise overview of the meeting rather than verbatim discussions. The aforementioned resident was both disrespectful & abusive in her language towards the general Board and specifically the Board Secretary.

Vice President Robert Buonanno addressed issues concerning the mini golf course, which is at this time closed for the winter.

Sgt-at-Arms Ken Stebner spoke about the CV7 free food pantry, and that residents appreciate its usefulness. He also spoke about Manchester Township's recent change in regulations regarding trees being cut down, & that Robert & he are scheduled to meet with the Manchester Mayor to discuss the situation.

Treasurer Howard Snyder assured the audience that this Board is constantly in search of means by which to save Association money, & that there will be a

special Sunshine meeting in February to present the upcoming budget & any increase in monthly fees. He said that the R & R fund, is still underfunded as per the most recent report, & that there are serious Insurance issues in regard to the insurance deductible that must be addressed soon. He read the monthly Treasurer Report & informed residents it is available on the website & the clubhouse bulletin board, as well as being published in our monthly newsletter. He informed residents that the Board is currently entertaining bids on all Vendors & that there are no signed contracts as of yet. Howard invited any interested resident to meet privately with him to discuss the Report, & said he welcomes input.

The floor was opened for questions, the Board reiterating their previous month's answer to the objection made to the Board having appointed Fred Kuhlman as Trustee, to replace Ed Esposito. Our bylaws allow this; our Association attorney has verified it. The Board also answered questions in regard to possibly working with the state Forestry Dept, expected expenses to the Association as a direct result of the ongoing litigation & various other questions. A member of the audience offered their personal opinion that the clubhouse food pantry is a very helpful service to the community.

Meeting closed approximately 7:15 PM, with the next Sunshine/Open meeting scheduled as a special meeting on Thursday February 20 2025, sessions at both 10 AM & 6:30 PM. The Board encouraged all residents to attend, as the budget, information on the still-ongoing litigation & the upcoming increase in monthly fees would be presented. Meeting adjourned by President Rosetta DeLuca, seconded by Vice President Robert Buonanno.