

WHITING VILLAGE AT CRESTWOOD COMMUNITY ASSOCIATION INC.

SUNSHINE MEETING/OPEN MEETING

FEB. 20 2025

PLEASE NOTE: THIS MEETING WAS PRESENTED IN TWO SESSIONS ON 3/20/25. AT 10 AM & 6:30 PM. THE SAME INFORMATION WAS PRESENTED AT BOTH SESSIONS. THESE MINUTES ARE A COMPILATION OF BOTH SESSIONS AND ARE A GENERAL OVERVIEW OF THE MEETING.

MEETINGS OPENED AT 10 AM & 6:30 PM, RESPECTIVELY. PLEDGE OF ALLEGIANCE PERFORMED AT BOTH OPENINGS.

THE MEETINGS ON THIS DATE ARE SPECIFICALLY TO CONCENTRATE UPON OUR TREASURER'S PRESENTATION OF THE NEW BUDGET TO H/OS. TWO SESSIONS ARE SCHEDULED IN ORDER TO ATTEMPT THAT AS MANY H/OS AS POSSIBLE BE ABLE TO ATTEND. PLEASE NOTE THAT THESE SESSIONS WERE ADVERTISED IN LAST MONTH'S NEWSLETTER, ON FACEBOOK, AND THROUGH A ROBOCALL SENT OUT TO ALL H/OS THE DAY BEFORE. TO READING OF THE JAN. 2025 SUNSHINE/OPEN MEETING MINUTES WERE ANNOUNCED AS BEING RESCHEDULED FOR THE MARCH 20 2025 SUNSHINE/OPEN MEETING.

PRES. ROSETTA DELUCA GAVE OPENING STATEMENT THAT INCLUDED EXTENSIVE INFORMATION CONCERNING THE ONGOING LITIGATION, THE PLAINTIFFS OF WHICH ARE CV 7 RESIDENTS DIANE OMILANOWICZ, MICHAEL KANE, BARBARA ZEH & MAUREEN CASWELL. THE LAWYER OF RECORD FOR THIS LAWSUIT IS PAUL LEODORI, WHO AGREED TO REPRESENT SAID LITIGANTS ON AN UNUSUAL "CONTINGENCY" BASIS. THIS LITIGATION HAS CONTINUED OVER 1 & A HALF YEARS, COSTING THIS VILLAGE AN ENORMOUS AMOUNT OF MONEY. AT THIS TIME, SHE SAID, THE BOARD IS STILL WAITING FOR A REQUESTED "SUMMARY JUDGEMENT" FROM THE PRESIDING JUDGE, JUDGE CUNNINGHAM. SHE INFORMED RESIDENTS THAT THESE PEOPLE DID NOT REQUEST AN ADR MEETING, AS PROVIDED FOR IN OUR BYLAWS, BEFORE INSTITUTING A LAWSUIT, WHICH IS A COMMITTEE OF H/OS WHO MEET TO ADJUDICATE COMPLAINTS AGAINST BOARD OR VILLAGE BY RESIDENTS. LITIGANTS' INTENT FROM THE OUTSET SEEMS TO HAVE BEEN TO START THE LAWSUIT AGAINST THE PRESENT BOARD. HAVING LOST THE FIRST ELECTION IN SEPT 2021, THE LAWSUIT INITIALLY DEMANDED A NEW ELECTION, SUPERINTENDED BY A RETIRED JUDGE AS ELECTION MASTER, WHICH THIS BOARD READILY AGREED TO. THE LITIGANTS WERE UNHAPPY WITH THE ELECTION RESULTS, WHICH AGAIN RE-ELECTED THE ENTIRE PRESENT BOARD, AND SUBSEQUENTLY HAS CONTINUED THE LAWSUIT UNTIL THE PRESENT DATE. THIS BOARD HAS ENDURED DEPOSITIONS, PERSONAL INSULTS & QUESTIONS AS TO OUR INTEGRITY AND HONESTY, THE ACCUSATION THAT THIS BOARD IS "ILLEGAL", SLANDERING OF OUR PERSONAL REPUTATIONS, PERPETUAL LEGAL MOTIONS AGAINST US. THE PRESENT BOARD HAS BEEN ELECTED IN ITS ENTIRETY 3 TIMES.

ROSETTA ALSO ADDRESSED AN ACCUSATION LEVELED AT THIS BOARD AT 2 PREVIOUS SUNSHINE/OPEN MEETINGS: I.E. THAT THIS BOARD DOES NOT HAVE THE RIGHT TO APPOINT A TRUSTEE TO REPLACE ONE WHO RESIGNS OR IS DECEASED.

SHE INFORMED RESIDENTS THAT RADBURN SPECIFICALLY PERMITS THIS, CITING THE EXACT RULE: N.J.A.C 5:26-8.11.

SECRETARY READ RESOLUTIONS: #1: APPROVAL OF BUDGET—#2:APPROVAL OF INCREASE IN MONTHLY FEE. BOTH RESOLUTIONS WERE APPROVED UNANIMOUSLY BY BOARD.

SGT-AT-ARMS TRUSTEE KEN STEBNER COMMENTED UPON NECESSARY REPAIRS I& REPLACEMENTS NEEDED IN THE VILLAGE, INCLUDING SINKHOLES, FRENCH DRAINS, & THE CLUBHOUSE EMERGENCY GENERATOR. OUR PRESENT GENERATOR IS OVER 40 YEARS OLD & IS ONLY 40 AMPS. IN AN ELECTRICAL EMERGENCY, RESIDENTS CAN STAY AT THE CLUBHOUSE, BUT WE NEED TO REPLACE THE GENERATOR IN ORDER TO FULLY ACCOMMODATE CV 7 RESIDENTS. THE ALTERNATIVE, IN AN ELECTRICAL EMERGENCY, IS TO HAVE ALL RESIDENTS BUSSED TO VARIOUS LOCATIONS IN MANCHESTER. WE WILL BE NEGOTIATING WITH AT LEAST 3 REPUTABLE, INDEPENDENT COMPANIES, AS THIS BOARD ALWAYS DOES BEFORE PURCHASES & CONTRACTS, BEFORE PURCHASING A GENERATOR. KEN ALSO INFORMED RESIDENTS THAT MANCHESTER TOWNSHIP HAS ALLOWED CV 7 RESIDENTS TO CUT DOWN ONE TREE ON THEIR PROPERTY WITHOUT PERMIT OR ANY OTHER REQUIREMENTS BY MANCHESTER, ALTHOUGH CV 7 RESIDENTS WILL STILL BE REQUIRED TO SUBMIT A WORK PERMIT TO THE VILLAGE AND BE APPROVED BY THE BOARD PRIOR TO ANY WORK BEING PERFORMED.

TREASURER HOWARD SNYDER PRESENTED THE NEW BUDGET, ALSO PRESENTED EXTENSIVE EXPLANATION FOR THE NECESSITY FOR THE \$20 INCREASE TO MONTHLY FEE. HOWARD SAID THE BUDGET IS A PROJECTION OF INCOME & EXPENSES, & THAT THERE ARE 4 COMPONENTS INVOLVED:

- 1. LITIGATION COSTS: AS OF THIS DATE TO APPROX. \$49,000 TO VILLAGE ATTORNEY RON CATELLI, APPROX. \$23,000 FOR THE SPECIAL ELECTION MASTER, APPROX. \$6,000 FOR THE ELECTRONIC ELECTION. WE EXPECT TO SPEND APPROX. \$6,000 FOR THE UPCOMING SEPT. ELECTRONIC ELECTION.**
- 2. R & R ACCT: NJ STATE HAS PROPOSED LEGISLATION TO REGULATE & REQUIRE A CERTAIN THRESHOLD BALANCE IN THAT ACCT. UPON CONSULTATION WITH OUR VILLAGE CPA, WE ASCERTAIN OUR R & R ACCT BALANCE REQUIRES ANNUAL DEPOSITS TO MAINTAIN AN ACCEPTABLE LEVEL.**
- 3. INSURANCE COSTS: INSURANCE PREMIUM UP BY 15%, PLUS OUR DEDUCTIBLE " PER OCCURRENCE " RAISED FROM \$500 TO \$1,000. HOWARD EXPLAINED THAT THIS MEANS IF A HOUSE IS DESTROYED BY FIRE OR OTHERWISE, THE HOMEOWNER, IN ACCORDANCE WITH OUR BYLAWS AS NOW WRITTEN, PAYS A DEDUCTIBLE OF ONLY \$250 & THE VILLAGE WILL NOW BE RESPONSIBLE FOR \$9,750.00 INSTEAD OF THE FORMER RESPONSIBILITY OF \$4,750.00. HE EXPLAINED THAT IN THE EVENT OF NUMEROUS HOUSES BEING DESTROYED, THE COST TO THE VILLAGE WOULD BE EXTREME.**

4. **CONTRACTS: THIS BOARD HAS REPLACED OZANE WITH ANCHOR & JOHNS LANDSCAPING WITH TURFMASTER IN ORDER TO SAVE MONEY. STOUTS BUS SERVICE, STANLEY MAINTENANCE PLUS THE TRASH REMOVAL SERVICE THEY PROVIDE HAVE ALL RAISED THEIR FEES. OUR VILLAGE ATTORNEY HAS ALSO INCREASED HIS HOURLY FEES. WE HAVE INCREASED OUR PAYROLL (CUSTODIANS & OFFICE STAFF) BY 5%, WHICH WILL ALSO INCREASE OUR PAYROLL TAX BY 6%.**

HOWARD SNYDER REMINDED RESIDENTS THAT THE GENERAL COST OF LIVING IS ABOUT 2.5% AT THIS TIME, AND THAT OUR COUNTRY IS EXPERIENCING HIGH INFLATION. HE CONCLUDED THAT INCOME & EXPENSES MUST BALANCE IN ANY BUDGET, AND THAT THE BOARD DID THE VERY BEST IT COULD TO KEEP THE INCREASE OF MONTHLY FEE AT AN ABSOLUTE MINIMUM. 10 YEARS AGO THE MONTHLY CV FEE WAS \$128. PREVIOUS BOARDS FAILED TO INCREASE THE MONTHLY FEE BY SMALL AMOUNTS ON A YEARLY BASIS. HE REMINDED THE AUDIENCE THAT FEES FOR ALL SERVICES INCREASE, & THAT THERE ARE 32 ITEMS THAT THE MONTHLY FEE PAYS FOR. THERE IS A LIST OF THE 32 ITEMS AVAILABLE AT THE CLUBHOUSE OFFICE FOR RESIDENTS' PERUSAL.

HOWARD INFORMED RESIDENTS THAT UPON HIS ELECTION AS TREASURER IN JULY OF 2022, HE WAS MADE AWARE THAT THE VILLAGE HELD ABSOLUTELY NOTHING IN CDS. A PREVIOUS BOARD HAD FAILED TO MAINTAIN THEM. HE CONSEQUENTLY INVESTED APPROXIMATELY OVER A MILLION DOLLARS OF VILLAGE MONIES INTO CDS AT VARIOUS RATES, REALIZING AS OF THIS DATE APPROXIMATELY \$100,000 IN INTEREST. HOWARD CONCLUDED HIS PRESENTATION BY WELCOMING ANY RESIDENT WITH QUESTIONS OR CONCERNS TO INDIVIDUALLY SCHEDULE A MEETING WITH HIM AT THE CLUBHOUSE.

THE MEETING WAS OPENED FOR QUESTIONS.

THE BOARD ANSWERED A LARGE NUMBER OF QUESTIONS, AMONG WHICH WERE MANY MORE QUESTIONS ABOUT VARIOUS ASPECTS & FACTORS OF BUDGET, INQUIRIES CONCERNING THE CLUBHOUSE USE AS A WARMING CENTER IN ELECTRICAL OUTAGE EMERGENCIES, NUMEROUS QUESTIONS CONCERNING THE LITIGATION, THE VILLAGE INSURANCE POLICY, OUR CPA'S RECOMMENDATIONS, LEGAL FEES, COMPLAINTS CONCERNING LANDSCAPING COMPANY'S WORK AFTER LAST SNOWSTORM, COMPLAINTS ABOUT LANDSCAPING COMPANY'S LEAF CLEANUP LAST FALL, ABOUT THE DEADFALL IN MANY OF THE COMMON AREAS & THE CONCOMITANT THREAT OF FIRE, THE IDEA OF HAVING THE COMMON AREAS ALL CLEANED UP BY VILLAGE AT ITS COST, QUESTIONS ABOUT THE AMOUNT OF MONEY PAID TO STANLEY & THAT COMPANY'S DUTIES, REQUESTS THAT VILLAGE CUT DOWN VARIOUS TREES, STREETLIGHTS IN VILLAGE & WHO IS RESPONSIBLE FOR

MAINTENANCE THEREOF, IDEA OF VILLAGE PAINTING ALL FIRE HYDRANTS RED, HAVING A VOLUNTEER GROUP OF RESIDENTS CLEAN UP COMMON AREAS OF DEADFALL, IDEA OF NOT REPLACING CLUBHOUSE GENERATOR FOR ELECTRICAL EMERGENCIES, INSTEAD BUSING ALL CV 7 RESIDENTS TO OTHER LOCATIONS IN MANCHESTER, ETC.

MEETING CLOSED APPROX. 7:45 PM BY ROSETTA DELUCA, SECONDED BY ROBERT BUONANNO.

NEXT SCHEDULED SUNSHINE/OPEN MEETING IS 6:00 pm ON THURSDAY MARCH 20,2025.

WHITING VILLAGE AT CRESTWOOD COMMUNITY ASSOCIATION INC.

SUNSHINE/OPEN MEETING

FEB.20 2025

AGENDA

PLEASE NOTE: THIS SPECIAL SUNSHINE/OPEN MEETING FOR FEB. 20 2025 IS IN 2 SESSIONS: 10 AM & 6:30 PM.

MEETING CALLED TO ORDER 10 AM. & 6:30 PM. PLEDGE OF ALLEGIANCE PERFORMED.

ROSETTA WILL GIVE OPENING STATEMENT.

BARBARA WILL ANNOUNCE THAT DUE TO TIME CONSIDERATIONS, MINUTES FOR JAN. 16 2025 WILL NOT BE READ UNTIL MARCH 2025 SUNSHINE/OPEN MEETING, MINUTES WILL BE AVAILABLE ON WEBSITE.

HOWARD WILL PRESENT THE BUDGET & THE NECESSARY INCREASE IN THE MONTHLY FEE. HE WILL EXPLAIN ALL ASPECTS OF ABOVE.

RESOLUTION #1: APPROVAL OF THE BUDGET TO BE VOTED ON BY BOARD.

RESOLUTION #2: APPROVAL OF INCREASE IN MONTHLY FEE TO BE VOTED ON BY BOARD.

KEN WILL SPEAK ABOUT NEEDED REPAIRS & REPLACEMENTS IN 2025.

FLOOR OPEN TO QUESTIONS.

ROSETTA WILL GIVE CLOSING STATEMENT.

MEETING ADJOURNED.

WHITING VILLAGE at CRESTWOOD COMMUNITY ASSOCIATION, INC.

BOARD OF TRUSTEES

RESOLUTION

FEB. 20 2025

**THE BOARD OF TRUSTEES APPROVAL OF INCREASE OF \$20 PER
MONTH OF HOMEOWNERS MONTHLY FEE, EFFECTIVE 4/1/2025
THROUGH 3/31/2026**



Rosetta DeLuca, President



Robert Buonanno, Vice President



Barbara D'Averso, Secretary



Howard Snyder, Treasurer



Kenneth Stebner, Sgt. at Arms



Fred Kuhlman, Trustee at Large



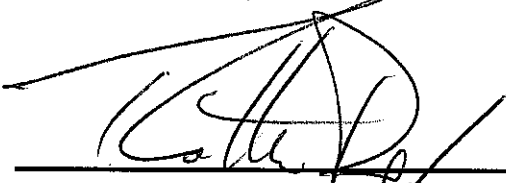
Carole Snider, Trustee at Large

WHITING VILLAGE at CRESTWOOD COMMUNITY ASSOCIATION, INC.

BOARD OF TRUSTEES
RESOLUTION

FEB. 20 2025

**THE BOARD OF TRUSTEES APPROVAL OF THE BUDGET AS
PRESENTED, EFFECTIVE 4/1/2025 THROUGH 3/31/2026**



Rosetta DeLuca, President



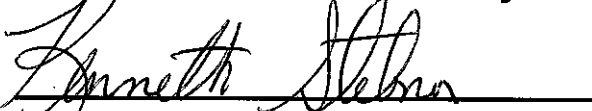
Robert Buonanno, Vice President




Barbara D'Averso, Secretary



Howard Snyder, Treasurer



Kenneth Stebner, Sgt. at Arms



Fred Kuhlman, Trustee at Large



Carole Snider, Trustee at Large