

WHITING VILLAGE AT CRESTWOOD COMMUNITY ASSOC. INC.

SUNSHINE/OPEN MEETING

MARCH 20 2025

Meeting opened at 6 pm on 3/20/25. All Trustees present. Pledge of Allegiance performed.

Rosetta DeLuca, Board President, announced to audience that the litigation we have been involved in 1 and a half years was given a summary judgement by Judge Cunningham, with the Board being declared not guilty on all five counts of the complaints of that lawsuit.

Barbara D'Averso read the Sunshine/ Open Minutes from both January & February 2025.

Treasurer Howard Snyder read a personal statement in regard to his opinion concerning the litigation. He then offered extensive explanation & information in regards to the R&R fund, demonstrating to residents that the Village monthly contributions to said Fund had dropped in previous years, necessitating our need to increase monthly contributions in order to achieve a balance suggested by our Village CPA. Previous Boards had allowed the monthly R & R contributions to be lowered. Howard said that this Board is being conservative and protective of the Village finances, & prudent in all financial aspects of the management of the Village & to maintain the integrity of the Village. Howard once again invited any resident to meet with him individually to discuss any aspect of the budget, R&R or the factors involved in the monthly fee increase. He informed residents that for everyone's protection, these meetings would have another Trustee present as a witness. He also explained that the Summary Judgement just announced will be the focal point of a Case Management meeting this Monday, 3/24/25, wherein the Judge & the attorneys will discuss specific monetary aspects of the judgement. The plaintiffs attorney does have the right to file for an appeal of the judges decisions & Summary Judgement. He then read the Treasurers Monthly Report.

Ken Stebner, informed residents about recent sewer problems within the Village. He also reiterated that the Board would of course entertain at least 3 bids before purchasing the needed replacement for the Clubhouse Generator. He also spoke about the proper procedure for residents to cut trees down on their property & the dangers of lightning during a thunderstorm.

Fred Kuhlman informed the audience that the new landscaping company is Turfmasters. He warned that the company is not responsible for broken sprinklerheads if residents fail to lower them before the mowing starts. He said our new Termite company is Anchor. Fred gave information about Manchester Township requiring permits for many items (driveways, fences, sheds, etc) & that they will require residents surveys of their property in order to obtain permits. At this time, Manchester Township has said no sheds at all are allowed. Rosetta DeLuca will be attending a Manchester Township Board meeting on April 14 to get clarification of this decision. She hopes to persuade the Township to rescind that prohibition, as every other Village is allowed sheds.

Rosetta informed residents that residents who do not have surveys may take advantage of a special arrangement: a local survey company has agreed to perform surveys for \$500 each if the Village can obtain a list of at least 30 residents who wish to participate. Residents should see Rosetta for further information or to sign up.

Robert Buonanno requested residents to park on streets in the flow of traffic, & to also refrain from parking directly across the street from another parked car. He announced the minigolf opening will be April 8. Residents must sign a waiver for insurance requirements before using the minigolf.

Rosetta spoke about the recent Violations that Manchester Township have written against at least 35 residents. She also announced that the fence at the end of Augusta will soon be taken down, replaced with gates allowing that road to be opened up in case of emergency. That exit is legally an emergency fire escape, & as such must be available to be used by the fire dept.

The meeting was opened for questions from the audience.

Questions were answered concerning the following issues: the litigation, the sewers, the permits being required by Manchester, the Violations that were reported, the possibility of the residents independently as a group starting a civil suit against the four plaintiffs in the recent lawsuit, trees, etc.

Meeting closed approximately 7:15 pm, by President Rosetta DeLuca, seconded by Robert Buonanno. Next scheduled meeting is at 10 AM on Thursday April 24 2025.

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SUNSHINE/OPEN MEETING

MARCH.20 2025

AGENDA

MEETING WILL CALL TO ORDER 6 PM.. PLEDGE OF ALLEGIANCE WILL BE PERFORMED.

ROSETTA WILL GIVE OPENING STATEMENT & WILL DISCUSS RECENT VIOLATIONS FROM MANCHESTER TOWNSHIP, THE FENCE ON AUGUSTA & A SIGNUP FOR LOWER COST SURVEYS FOR HOMEOWNERS WHO DO NOT HAVE SURVEYS OF THEIR PROPERTIES.

BARBARA WILL READ MINUTES FROM BOTH JAN. & FEB. SUNSHINE/OPEN MEETINGS, WHICH WILL THEN BOTH BE VOTED FOR ACCEPTANCE BY THE BOARD. BARBARA WILL MAKE SOME ANNOUNCEMENTS.

HOWARD WILL PRESENT MONTHLY TREASURERS REPORT.ALSO THE RECENT HISTORY OF RESERVES (R&R) FUND & MATTERS PERTAINING TO THE BUDGET.

KEN: EXPLANATION OF CONDITION OF SEWERS IN VILLAGE & GENERAL COMMENTS.

ROBERT WILL DISCUSS SPRING OPENING OF MINI GOLF COURSE, OF VEHICLES PARKING ON STREET IN THE PROPER FLOW OF TRAFFIC, OF VEHICLES PARKING ON FINGERS. HE WILL ALSO MAKE GENERAL COMMENTS.

CAROLE WILL PRESENT SPECIFIC INFORMATION ABOUT OUR NEW LANDSCAPER, TURF MASTERS, & NEW TERMITE COMPANY, ANCHOR. SHE WILL PRESENT LANDSCAPERS SPRING SCHEDULE.

FRED WILL OFFER GENERAL COMMENTS.

MEETING OPEN FOR QUESTIONS FROM THE AUDIENCE.
MEETING CLOSES.