

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

**SUNSHINE MEETING**

**APRIL 24 2025**

MEETING OPENED AT 6 PM. ALL TRUSTEES PRESENT EXCEPT FRED KUHLMAN & CAROLE SNIDER. PLEDGE OF ALLEGIANCE PERFORMED.

OPENING REMARKS BY PRESIDENT ROSETTA DELUCA: EXPLANATION OF MULCH BEING ALLOWED BY MANCHESTER, REVERSING THEIR PREVIOUS DECISION OF NO MULCH LESS THAN 18 INCHES FROM HOUSE FOUNDATIONS, A COMPREHENSIVE UPDATE ON SHEDS BEING ALLOWED IN CV7 BY MANCHESTER, THE TOWNSHIP AGREEING TO DISCUSS A PLAN TO RESCIND THEIR PREVIOUS RULE OF NO SHEDS ALLOWED IN CV 5,6 & 7. A FINAL DECISION FROM MANCHESTER WILL BE FORTHCOMING & ROSETTA IS FOLLOWING THE SITUATION. SHE ALSO INFORMED RESIDENTS THAT THE BOARD HAD PERFORMED NECESSARY WORK IN THE OFFICE & BOARDROOM, REPAINTING THE WALLS & REPLACING THE OLD CARPETING IN BOTH WITH FLOORING. ROSETTA REMINDED RESIDENTS THERE WILL BE A FREE HOT DOG LUNCHEON MAY 14 & THAT THE MOTHERS DAY DANCE, HOSTED BY AN OUTSIDE EVENTS COMPANY, HAD BEEN CANCELLED. SHE REITERATED THAT MANCHESTER WILL REQUIRE A SURVEY FOR MOST OUTSIDE WORK AT HOMES (SHEDS, ADDITIONS, TREES BEING CUT DOWN, DRIVEWAYS ENLARGED, ETC.) & THAT SHE HAS SET UP A SPECIAL PRICE OF \$500 WITH A SURVEY COMPANY FOR A MINIMUM # OF HOMEOWNERS WHO SIGN UP TO HAVE A SURVEY PERFORMED. THE DEADLINE FOR SIGNING IS CLOSE AND ALL H/Os WHO DO NOT HAVE SURVEYS OF THEIR HOMES WERE INVITED TO JOIN THAT GROUP. PLEASE CALL ROSETTA FOR FURTHER INFO.

SECRETARY BARBARA D'AVERSO READ MARCH SUNSHINE MEETING MINUTES & THEN READ A STATEMENT SHE HAD WRITTEN CONCERNING THE RECENT LITIGATION, A COPY OF WHICH IS ATTACHED TO THESE MINUTES.

TREASURER HOWARD SNYDER READ A STATEMENT HE HAD WRITTEN WHICH ADDRESSED THE SITUATION CONCERNING THE LITIGATION, SPECIFICALLY THAT JUDGE CUNNINGHAM HAD RECENTLY ADJUDICATED THE SUIT ENTIRELY IN FAVOR OF THIS BOARD, FINDING IT NOT GUILTY OF ALL ACCUSATIONS. HE SAID THE SUIT WAS DISMISSED WITH PREJUDICE, WHEREAS THE PLAINTIFFS CANNOT REINTRODUCE THE SAME COMPLAINTS IN A NEW LAWSUIT.

HOWARD DELINEATED TO THE RESIDENTS THE SPECIFICS OF THE MONETARY COST OF THIS LAWSUIT TO OUR VILLAGE: \$23,000 FOR THE ELECTION MASTER, \$10,000 FOR THE VILLAGE INSURANCE DEDUCTIBLE, APPROX. \$55,000 TO OUR IN-HOUSE VILLAGE ATTORNEY TO ACT AS GENERAL COUNSEL

IN THE LAWSUIT & APPROX. \$6,000 FOR THE LAST ELECTION TO BE HELD BY AN OUTSIDE COMPUTER ELECTION COMPANY— FOR A TOTAL COST OF ALMOST \$96,000. ALSO, ALL FUTURE ELECTIONS WILL BE HELD USING THE ELECTION COMPUTER COMPANY, AT AN ANNUAL COST OF APPROX. \$6,000, SO AS TO PREVENT FUTURE LITIGATION & COMPLAINTS ABOUT ELECTIONS.

HOWARD ALSO DISCUSSED AT LENGTH OUR R&R ACCOUNT, & THE BALANCE THAT BOTH OUR INSURANCE COMPANY & THE STATE REQUIRES. R&R ACCOUNT BALANCE MUST BE MAINTAINED & REGULARLY ADDED TO, IN ORDER TO ALLOW FOR EXPENDITURES & FOR THE GOOD OF THE VILLAGE.

HOWARD SAID THAT OUR ACCOUNTANT IS PERFORMING THE YEARLY AUDIT AND WILL BE PRESENT AT AN UPCOMING SUNSHINE MEETING TO ANSWER RESIDENTS QUESTIONS.

TRUSTEE KEN STEBNER SPOKE ABOUT THE LITIGATION, OFFERING HIS OPINION THAT OUR VILLAGE & RESIDENTS WERE FORCED TO PAY AN ENORMOUS AMT OF MONEY IN INVOLVED EXPENSES & ESPECIALLY THAT IT COULD EASILY HAVE BEEN AVOIDED HAD THE PLAINTIFFS REQUESTED AN ADR HEARING, WHICH WAS THE PROPER PROCEDURE AS SPECIFIED IN OUR BYLAWS. KEN ALSO DISCUSSED INGROUNDED TRASH CANS, THAT CONTINUED PARKING ON FINGERS WILL RESULT IN TOWING OF THE VEHICLES.

TRUSTEE ROBERT BUONANNO THANKED EVERYONE WHO HAD ASSISTED IN THE MINI GOLF PROJECT, REMINDED RESIDENTS THAT PEOPLE MUST SIGN A WAIVER THE FIRST TIME THEY USE IT, THAT WE ARE IN THE MIDST OF OBTAINING REQUIRED PERMITS FOR A BOCCE COURT, THAT EOSO IS NOW REPAVING SOME FINGERS & REPAIRING CRACKS IN STREETS. HE ASKED THAT RESIDENTS NOT DRIVE ON THE FINGERS UNTIL THE PAVEMENT DRIES, PLEASE PARK ON THE STREETS UNTIL THEN. HE WARNED RESIDENTS TO BE MINDFUL OF THE FACT THAT A BEAR & HER 2 CUBS HAD BEEN SEEN TWICE IN CV7 THIS PAST WEEK.

THE MEETING WAS OPENED FOR QUESTIONS. THE BOARD ANSWERED A NUMBER OF QUESTIONS CONCERNING THE NEW MOWING COMPANY'S GRASS CUTTING SCHEDULE, REASONS FOR THE \$170 MONTHLY FEE, PARKING PROBLEMS CONCERNING CARS PARKING ON BOTH SIDES OF STREETS, CREATING A NARROW PATH, EOSO'S REPAVING SCHEDULE AND OTHER CONCERNS.

MEETING CLOSED APPROX. 7:15 PM BY ROSETTA DELUCA, SECONDED BY ROBERT BUONANNO. NEXT SUNSHINE MEETING IS SCHEDULED 10 AM, MAY 15 2025.

**Whiting village at Crestwood Community Association, Inc.**

**SUNSHINE MEETING/OPEN MEETING**

**MAY 15 2025**

## **AGENDA**

**EACH TRUSTEE WILL SPEAK IN TURN CONCERNING VARIOUS ISSUES.**  
**TOPICS TO BE DISCUSSED WERE NOT DECIDED UPON BEFORE AGENDA HAD TO BE**  
**POSTED.**

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