

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

**SUNSHINE MEETING/OPEN MEETING**

**JUNE 19 2025**

**AGENDA**

MEETING WILL OPEN AT 6 PM. PLEDGE OF ALLEGIANCE WILL BE PERFORMED.

IT WILL BE ANNOUNCED ONCE AGAIN THAT THERE IS NO AUDIO OR VIDEO RECORDING ALLOWED OF THIS MEETING.

SECRETARY WILL READ MINUTES FROM MAY 15 2025 SUNSHINE MEETING. ALSO WILL READ 3 RESOLUTIONS, WHICH BOARD WILL VOTE UPON: PLEASE NOTE THAT EACH OF THE FOLLOWING RESOLUTIONS HAS BEEN REVIEWED BY THE VILLAGE ATTORNEY.

1. TO ACCEPT NEW COMPUTER SOFTWARE PROGRAM SYSTEM FOR VILLAGE TO REPLACE PREVIOUS SYSTEM, WHICH IS OUTDATED AND NO LONGER VIABLE.
2. REQUIREMENT THAT ALL ATTENDEES AT ALL SUNSHINE/MEETINGS BEGINNING WITH JULY 2025 BE REQUIRED TO SIGN NAME & ADDRESS ON A SIGN IN SHEET AT THE ENTRANCE BEFORE MEETING. THESE MEETINGS ARE ONLY TO BE ATTENDED BY RESIDENTS OF CV 7, & IT HAS COME TO THE ATTENTION OF THE BOARD THAT CERTAIN RESIDENTS INTEND TO INVITE NON-RESIDENTS TO SUNSHINE/OPEN MEETINGS.
3. THERE IS TO BE NO AUDIO OR VIDEO RECORDINGS OF ANY SUNSHINE/OPEN MEETINGS. THIS HAS BEEN REITERATED AT EVERY SUNSHINE/OPEN MEETING FOR MONTHS, BUT CERTAIN RESIDENTS REFUSE TO ABIDE BY THIS RULE. LAST MONTH A RESIDENT POSTED AN AUDIO PORTION OF THE MAY 15 SUNSHINE MEETING ON THEIR PERSONAL FB PAGE, WITHOUT PERMISSION OF THE PERSON SO RECORDED.

TREASURER WILL READ TREASURER REPORT & ALSO DISCUSS LITIGATION ISSUES, AN EXPLICATION OF THE PAPER CONCERNING THE LITIGATION WHICH WAS AVAILABLE TO ATTENDEES AT THIS MEETING AT THE DOOR, THE NEW SOFTWARE PROGRAM BEING INSTITUTED, & THE CPA ATTENDING THE JULY SUNSHINE MEETING.

KEN STEBNER WILL SPEAK ABOUT PERMITS REQUIRED BY  
MANCHESTER TOWNSHIP & VARIOUS ITEMS.

CAROLE SNIDER WILL ANNOUNCE UPCOMING EVENTS & OTHER ITEMS.

ROBERT WILL SPEAK ABOUT THE MINI GOLF COURSE & OTHER ITEMS.

MEETING WILL OPEN FOR QUESTIONS & COMMENTS FROM AUDIENCE.

MEETING CLOSES. NEXT SUNSHINE/OPEN MEETING SCHEDULED FOR 10  
AM ON THURSDAY JULY 17 2025.

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

**SUNSHINE/OPEN MEETING**

**JUNE 19 2025**

Meeting opened 6 pm. Pledge of Allegiance performed. All Trustees present excepting Rosetta DeLuca, Fred Kuhlman and Carole Snider.

Ken Stebner announced that no video or audio recording of the meeting would be allowed. He reminded audience that these proceedings are for residents only.

Barbara D'Averso read the minutes of May 15 2025 Sunshine meeting. She then read 3 Resolutions which were thereupon voted upon by the Board and passed.

#1: ALL RESIDENTS ATTENDING SUNSHINE MEETINGS REQUIRED TO SIGN NAME & ADDRESS ON SIGN-IN SHEET UPON ENTRANCE TO AUDITORIUM, TO TAKE EFFECT 7/17/25.

#2: AUDIO &/OR VIDEO RECORDINGS OF SUNSHINE MEETINGS WILL NOT BE ALLOWED. AUDIENCE MEMBERS WHO REFUSE TO COMPLY WILL BE ASKED TO LEAVE MEETING. IF THE CONDUCT CONTINUES, MEETING WILL BE CLOSED.

#3: THE VILLAGE WILL BE CONTRACTING WITH A NEW COMPUTER SOFTWARE SYSTEM, "ENUMERATE", TO REPLACE OUR OLD SYSTEM, "TOPS", NECESSITATED BY IT NO LONGER BEING ALLOWED COMPUTER SUPPORT. IT WAS SPECIFICALLY STATED IN THIS RESOLUTION THAT THE BOARD HAD EXERCISED DUE DILIGENCE & FIDUCIARY RESPONSIBILITY BY INVESTIGATING & REQUESTING CONTRACT BIDS FROM 3 COMPANIES BEFORE ACCEPTING "ENUMERATE"'S OFFER.

Treasurer Howard Snyder gave a lengthy explanation of the ENUMERATE computer software system to the residents, including information on ACH payment accounts being charged \$2.95 per usage, and monthly fee payments by credit or debit cards also being charged a fee per transaction. These charges will begin in September. There will be no charge to residents paying cash or checks to office. Letters will be mailed out shortly to all residents who presently employ the ACH. He said that all residents would have individual online portals which will enable them to pay the monthly dues & submit Home Improvement requests and Work Orders, among other items. ENUMERATE training for office staff begins in July.

Howard informed residents that our CPA will be at July Sunshine meeting to present the yearly Financial Statement and answer residents questions thereupon. Howard read the monthly Treasurers Report, additionally offering information as to the R & R fund, explaining its usage and the necessity of regularly adding to its balance.

Residents had been given handouts at the entrance to the Auditorium of part of the litigation paperwork (see attached), & he explained that it demonstrated that this was an actual lawsuit, a legal litigation, and that this Board had been found not guilty of any of the 7 counts listed. He said the litigation is now adjudicated, but that the Plaintiffs, for unknown reasons, have not yet agreed to sign. There will be another meeting of the lawyers & judge in July.

At this point in the meeting, a resident objected that there was no "litigation" no "lawsuit", just a mere "Complaint". Howard demurred, actually quoting from the lawsuit itself to prove the point that this was indeed an actual Legal Lawsuit, a Litigation: "PLAINTIFFS ABOVE HAVE FILED A LAWSUIT...." The resident who objected still denied it was anything but a "Complaint", and proceeded to accuse the Board of causing it to continue so long. This resident said the Complaint should have ended after the Election that was supervised by the Election Master, a retired judge. Additionally, this resident said that Plaintiffs never inferred "Malfeasance" on the part of the present Board of Trustees, nor were there any accusations of misappropriation of money directed at them. Howard refuted every claim of this resident by reading several of the specific accusations from the lawsuit itself. His attempts to correct the resident's erroneous statements did not persuade said resident, who still insisted otherwise.

Vice-President Robert Bunanno answered concerns & complaints from 2 residents concerning Manchester Townships recent sudden emphasis on requiring permits for almost all work or improvements of our CV7 homes, including replacing hot water heaters, charging stations for electric cars, pergolas, railings, tree removals, etc, some of which projects require the residents' actual Survey of their property to be submitted. Permission to have a shed on our homes' property is still in negotiation with Manchester, as originally the Township had refused to allow any sheds at all on Crestwood Villages 5,6, or 7. The same resident who had argued with Howard about the litigation now announced that she "knows for a fact" that this Board had been offered the opportunity to invite Manchester township officials to a residents meeting specifically to discuss and explain the permit requirements and fees. The Board denied the allegation, Robert Buonanno stating outright there was never an offer such as that, and the resident refused to identify the source of her information.

The meeting opened up officially for questions. A resident inquired as to the whereabouts of Trustee Plaques, which are normally installed on a wall in the auditorium, but which have been temporarily removed by the Board. The resident was referred to the Board president, Rosetta DeLuca, who was not present.

The same resident demanded to know why the Board had not received at least 3 bids before accepting the ENUMERATE computer system bid. Said resident was directed to the Resolution that had just been read aloud, that specifically stated on the Resolution itself that 3 bids for that contract had in fact been entertained by the Board prior to its decision.

The Board answered questions from residents concerning a number of topics, among which were complaints about garbage being strewn around lawns by garbagemen, further questions about the new ACH fees, objections to the litigation's Plaintiff attorney being awarded any amount of money by the judge, the inordinate number of deer overrunning the Village, the percentage of the monthly fee raise that was caused by the lawsuit expenses, about a lawn being waterlogged due to the Retention Pond needing to be dredged, etc.

The same resident who had argued about the term "lawsuit" with the Treasurer and who had also accused the Board of refusing an invitation from Manchester Township now objected to the

fact that the present Board had removed parts of the fence that she asserts was "protecting" the retention pond, and that the removal was partly to blame for the condition of the pond. She also repudiated the claim that the fence, the erection of which was never approved by a vote of residents as required by our bylaws, was responsible in any way for the proliferation of deer immediately witnessed at that time throughout our Village.

Robert explained to audience that he has had conversations with EOSSO about the possibility of dredging the pond would be extremely expensive. He is investigating other avenues.

Meeting ended approximately 7:30 PM, closed by Robert Buonanno, seconded by Barbara D'Averso. Next sunshine meeting will be scheduled July 17 2025 at 10 AM.

**MARKS, O'NEILL, O'BRIEN,  
DOHERTY & KELLY, P.C.**  
BY: Noreen P. Kemether, Esquire  
Attorney I.D. 029561991  
BY: Bernadette Irace, Esquire  
Attorney I.D. 001002012  
535 Route 38 East, Suite 501  
Cherry Hill, NJ 08002  
Ph: (856) 663-4300  
[nkemether@moodklaw.com](mailto:nkemether@moodklaw.com)  
[birace@moodklaw.com](mailto:birace@moodklaw.com)

251-113771 (NPK/BI)

Michael Kane, Diane Omilanowicz, Barbara Zeh,  
Maureen Caswell, Individually and on behalf of  
all Whiting Village at Crestwood Community  
Association, Inc. owners and others similarly  
situate,

*Plaintiffs,*

vs.

Whiting Village at Crestwood Community  
Association, Inc., Rosetta DeLuca, Robert  
Buonanno, Barbara D'Averso, Howard Snyder,  
Kenneth Stebner, Edmund Esposito, Jewel  
Shanahan and Unknown Pat Does 1-20,

*Defendants.*

**ATTORNEYS FOR DEFENDANTS,**  
Whiting Village at Crestwood  
Community Association, Inc., Rosetta  
DeLuca, Robert Buonanno, Barbara  
D'Averso, Howard Snyder, Kenneth  
Stebner, Edmund Esposito, and Jewel  
Shanahan

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
OCEAN COUNTY

DOCKET NO. OCN-C-141-23

CIVIL ACTION

**ORDER AMENDING SECTION 2 OF  
THE COURT'S ORDER  
(DOCKET ID: CHC2025171492)  
DATED MAY 23, 2025**

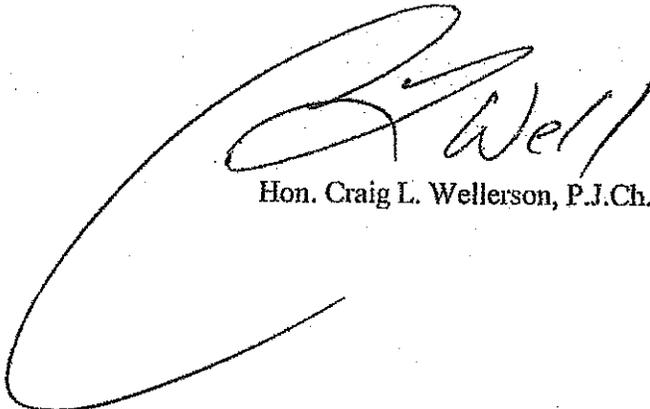
THIS MATTER having been brought before the Court by Bernadette Irace, Esquire, on the Motion for Reconsideration of Defendants, Whiting Village at Crestwood Community Association, Inc., Rosetta DeLuca, Robert Buonanno, Barbara D'Averso, Howard Snyder, Kenneth Stebner, Edmund Esposito, and Jewel Shanahan, and the Court having considered the moving papers and any opposition filed thereto and GOOD CAUSE HAVING BEEN SHOWN;

IT IS on this 11 day of July, 2025, hereby **ORDERED** and **ADJUDGED** that Section 2 of the Court's Order dated May 23, 2025 (*Docket Transaction ID: CHC2025171492*), is hereby **AMENDED** to read:

2. **FURTHER ORDERED** that Whiting Village at Crestwood Community Association, Inc., shall pay ~~Plaintiffs' counsel fees~~ <sup>Boudwin, Ross, Roy, Leodori PC.</sup> in the amount of \$25,000.00 by check payable to "Boudwin Ross Roy Leodori PC" within thirty (30) days of this Order;

All other portions of the Court's May 23, 2025 ORDER remain in full effect; and it is

**FURTHER ORDERED** that a copy of this Order shall be served on all counsel within of record via eCourts or regular mail, if counsel or party does not participate in eCourts.

  
Hon. Craig L. Wellerson, P.J.Ch.

    Opposed

    Unopposed

Whiting Village at Crestwood Community Association, Inc

**RESOLUTION**

PRESENTED

June 19 2015

The Board of Trustees has voted to accept a new computer software system for our Village, "ENUMERATE", previously known as "TOPS", as replacement for our present computer system. There will no longer be any support available for our present system as of July 1 2025, which situation necessitates this change.

The Board of Trustees has, after investigating at least 3 computer software systems, negotiated & signed a contract with "ENUMERATE", which will begin July 2025.

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*Rosetta DeLuca*  
Rosetta DeLuca, President:  YES  NO  ABSTAIN

*Robert Buonanno*  
Robert Buonanno, Vice Pres.:  YES  NO  ABSTAIN

*Barbara D'Averso*  
Barbara D'Averso, Secretary:  YES  NO  ABSTAIN

*Howard Snyder*  
Howard Snyder, Treasurer:  YES  NO  ABSTAIN

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

*Fred Kuhlman*  
Fred Kuhlman, Trustee at Lge.:  YES  NO  ABSTAIN

Carole Snider, Trustee at Lge.: YES NO ABSTAIN

Whiting Village at Crestwood Community Association, Inc

**RESOLUTION**

PRESENTED

June 19 2025

The Board of Trustees have voted to require all Residents attending Sunshine/Open Meetings to sign their name and address on a Sign-In sheet before entering the Auditorium for said Meetings. This will take effect at the July 17 Sunshine/Open Meeting.

Sunshine/Open Meeting attendance is restricted by our By-Laws to Residents of Whiting Village at Crestwood Community Association Inc., ie Crestwood Village VII.

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*Rosetta DeLuca*  
Rosetta DeLuca, President: YES NO ABSTAIN

*Robert Buonanno*  
Robert Buonanno, Vice Pres.: YES NO ABSTAIN

*Barbara D'Ayerso*  
Barbara D'Ayerso, Secretary: YES NO ABSTAIN

*Howard Snyder*  
Howard Snyder, Treasurer: YES NO ABSTAIN

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

*Fred Kuhlman*  
Fred Kuhlman, Trustee at Lge.: YES NO ABSTAIN

*Carole Snider*  
Carole Snider, Trustee at Lge.: YES NO ABSTAIN

Whiting Village at Crestwood Community Association, Inc

**RESOLUTION**

PRESENTED

June 19 2025

The Board of Trustees have voted not to allow any audio or video recordings of any of this Village's Sunshine/Open meetings. Attendees at Sunshine/Open meetings have been previously informed of this at said meetings for many months.

Anyone recording audio or video will be requested to desist. If they refuse, they will be asked to leave the meeting. Refusal to do so will result in that Sunshine/Open meeting being immediately adjourned.

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*Rosetta DeLuca*  
Rosetta DeLuca, President:  YES  NO  ABSTAIN

*Robert Buonanno*  
Robert Buonanno, Vice Pres.:  YES  NO  ABSTAIN

*Barbara D'Averso*  
Barbara D'Averso, Secretary:  YES  NO  ABSTAIN

*Howard Snyder*  
Howard Snyder, Treasurer:  YES  NO  ABSTAIN

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

*Fred Kuhlman*  
Fred Kuhlman, Trustee at Lge.:  YES  NO  ABSTAIN

Carole Snider, Trustee at Lge.: YES  NO  ABSTAIN