

WHITING VILLAGE AT CRESTWOOD COMMUNITY ASSOC. INC.

SPECIAL MEETING

JULY 12 2025

MEETING OPENED AT 11 AM. PLEDGE OF ALLEGIANCE PERFORMED. ALL TRUSTEES PRESENT.

ROSETTA DELUCA OPENED MEETING WITH GENERAL COMMENTS, INCLUDING REMINDER TO AUDIENCE THAT NO AUDIO OR VIDEO RECORDING ALLOWED & IN THE NEXT NEWSLETTER & AT THE AUGUST SUNSHINE MEETING THERE WILL BE AN ANNOUNCEMENT CONCERNING OUR CONTRACT WITH STOUT BUS COMPANY. AUDIENCE WAS INFORMED THAT DURING THE AUDIENCE RESPONSE SECTION OF THE MEETING ALL RESIDENTS MUST STAND AT THE MICROPHONE & WILL BE ALLOWED 1 QUESTION ONLY.

ROSETTA GAVE DEFINITION OF "COMPLAINT" AS PERTAINS TO THE RECENT LAWSUIT BROUGHT AGAINST THIS BOARD BY 4 RESIDENTS, REFUTING OPINION OF A RESIDENT AT THE LAST SUNSHINE MEETING WHO HAD DENIED THERE HAD ACTUALLY BEEN A LAWSUIT. AUDIENCE HAD BEEN GIVEN COPIES OF THE FRONT PAGE OF THE LAWSUIT. ROSETTA INFORMED RESIDENTS THAT THIS ENTIRE SITUATION COULD HAVE EASILY BEEN PREVENTED. THE LAWSUIT WAS NOT NECESSARY. NONE OF THE PLAINTIFFS TO THIS LAWSUIT HAD REQUESTED AN ADR MEETING, AS IS PROVIDED FOR IN OUR BYLAWS, HAD NOT INFORMED THIS BOARD NOR OUR ASSOCIATION LAWYER OF THEIR INTENTION TO FILE A LAWSUIT BEFORE PROCEEDING WITH SAME. THIS LAWSUIT HAS COST THE HOMEOWNERS OF CV 7 OVER \$100,000 IN EXPENDITURES.

THIS BOARD HAS BEEN FOUND NOT GUILTY OF 7 COUNTS. THE ONLY COUNT THAT BOARD WAS GUILTY OF WAS THAT OF AN ERROR IN THE ELECTION VOTING FORM, NOT HAVING THE CORRECT NUMBER OF BLANKS AVAILABLE FOR WRITE-INS. THERE WAS A FINAL MEETING WITH THE JUDGE ON JULY 11 2025.

ROSETTA THEN ADDRESSED AN ACCUSATION LEVELED AT THE BOARD BY A RESIDENT AT THE JUNE SUNSHINE MEETING: IE , THAT MANCHESTER TOWNSHIP HAD OFFERED NUMEROUS TIMES TO ATTEND A SUNSHINE MEETING & EXPLAIN THE PERMIT REQUIREMENTS THAT CV7 RESIDENTS ARE VERY CONCERNED WITH, & THAT THIS BOARD HAD REFUSED TO INVITE THE REPRESENTATIVE. ROSETTA EXPLAINED THAT THIS WAS UNTRUE, THAT MANCHESTER HAD OFFERED TO PRESENT INFORMATION IN GENERAL & THAT SINCE ROSETTA AND ROBERT ARE AT THIS TIME IN DISCUSSION WITH MANCHESTER CONCERNING AN ACCOMMODATION TO ALLOW CV7 SHEDS, SHE DECIDED TO WAIT UNTIL A DECISION ON THAT MATTER TO INVITE A REP FROM MANCHESTER TO DISCUSS ALL MATTERS OF INTEREST TO CV 7 HOMEOWNERS.

ROSETTA MAILED A LETTER TO MANCHESTER MAYOR IN COMPLAINT OF OUR CONFIDENTIALITY BEING ABROGATED: INFORMATION IN CONFIDENTIAL DISCUSSIONS

WITH MANCHESTER MAYORS OFFICE HAVING OBVIOUSLY BEEN SHARED BY A TOWNSHIP EMPLOYEE WITH THE CV7 RESIDENT WHO HAD ORIGINALLY ACCUSED THIS BOARD OF REFUSING TO INVITE MANCHESTER REP TO A SUNSHINE MEETING. THAT SAME CV7 RESIDENT HAD, AT THE JUNE SUNSHINE MEETING, SAID THAT SHE HAD CAPABILITY TO GET INFORMATION AT ANY TIME.

ROSETTA INFORMED AUDIENCE THAT THE MAYOR RESPONDED TO HER LETTER OF COMPLAINT WITH PERSONAL ASSURANCES THAT THIS SITUATION WOULD NO LONGER OCCUR, THAT CONFIDENTIALITY WILL BE GUARANTEED BY ALL DEPARTMENTS IN THE TOWNSHIP OFFICES.

ROSETTA THEN ADDRESSED CONCERNS INVOLVED IN THE RETENTION POND SITUATION, & DISCUSSED AT THE JUNE SUNSHINE MEETING.

ROSETTA INVESTIGATED THE HISTORY OF CLEANOUTS OF THE POND & DISCOVERED THAT THE PREVIOUS BOARD HAD NEVER DREDGED THE POND, AS HAS BEEN ASSERTED BY A PREVIOUS BOARD PRESIDENT. IN 2019 EOSSO BROTHERS REMOVED A PLASTIC BOTTLE FROM A DRAINAGE PIPE, BUT NO DREDGING WAS PERFORMED. COMPLETE DREDGING OF THE POND WOULD NOW COST OVER \$100,000; WHEREAS, IF IT HAD BEEN PERIODICALLY DREDGED, WOULD NOT NOW BE CAUSING THE WATER PROBLEMS THAT SOME H/Os HAVE BEEN EXPERIENCING.

ROSETTA ANSWERED A COMPLAINT THAT THE SAME RESIDENT REFERRED TO ABOVE HAD MADE AT THE JUNE SUNSHINE MEETING CONCERNING THE FENCE, COSTING OVER \$35,000, THAT WAS ERECTED BY A PAST BOARD WITHOUT VOTE OR CONSENT OF RESIDENTS. ROSETTA SAID THAT THE PAST BOARD PRESIDENT'S INSISTENCE THE INSURANCE COMPANY HAD REQUIRED IT WAS SPECIOUS. THE INSURANCE REP HAS TOLD ROSETTA THE FENCE WAS NOT REQUIRED BY THE COMPANY. ROSETTA ALSO REFUTED THE SAME CV7 PAST BOARD PRESIDENT'S DECLARATION THAT THE PRESENT BOARD'S FENCE REMOVAL WAS CAUSING THE WATER PROBLEMS. THE POND SITUATION WAS CAUSED BY LACK OF REGULAR MAINTENANCE BY PAST BOARDS & BY A PAST LANDSCAPING COMPANY & RESIDENTS THEMSELVES DUMPING LEAVES, DEBRIS, ETC., AS PER MINUTES FROM A PREVIOUS BOARD'S MEETING.

ROSETTA SAID RESIDENTS MUST ALWAYS PRACTICE DUE DILIGENCE AND INDEPENDENT INVESTIGATIONS OF ALL ASPECTS OF ANY PROPERTY THEY ARE INTERESTED IN PURCHASING, INCLUDING BEING KNOWLEDGEABLE ABOUT WATER TABLE PROBLEMS INHERENT IN THE PROPERTY. SHE ALSO STRESSED THE IMPORTANCE OF HOME BUYERS EMPLOYING THE SERVICES OF A REPUTABLE HOME INSPECTOR, AND EMPHASIZED THAT HOME BUYERS SHOULD PERHAPS NOT USE ONE THAT IS SUGGESTED BY THE REAL ESTATE AGENT.

TREASURER HOWARD SNYDER OFFERED A GENESIS OF THE LAWSUIT. BOTH HE & ROSETTA HAD ACCOMPANIED OUR INSURANCE COMPANY'S LAWYER TO A MEETING JULY 11 WITH THE PLAINTIFFS ATTORNEY & THE JUDGE. THE OUTCOME OF THIS MEETING WAS THAT THE JUDGE SIGNED THE ORDER THAT AUTHORIZED PAYMENT TO THE PLAINTIFFS ATTORNEY IN AMT OF \$25,000; \$10,000 OF WHICH IS THIS VILLAGE'S

INSURANCE DEDUCTIBLE, \$15,000 PAID FOR BY THE ASSOCIATION INSURANCE COMPANY. THE DEFENDANTS IN THIS MATTER, IE THE PRESENT BOARD OF TRUSTEES, HAVE ALREADY BEEN ADJUDGED NOT GUILTY IN THIS LAWSUIT. HOWARD INFORMED AUDIENCE THAT THE PLAINTIFFS ATTORNEY IS ALLOWED 20 DAYS TO FILE A MOTION FOR JUDGE TO RECONSIDER HIS DECISION. HOWARD EXPLAINED THAT THE MONEY AWARDED TO THE PLAINTIFFS ATTORNEY AS PAYMENT OF HIS FEE WAS DECIDED UPON BECAUSE THE JUDGE SAID THE ENTIRE LAWSUIT SHOULD HAVE ENDED IN FEB 2024 WHEN THE BOARD AGREED TO EMPLOY AN ELECTION MASTER (A RETIRED JUDGE) TO CONDUCT A NEW ELECTION. THE PLAINTIFFS INSISTED UPON CONTINUING THE LAWSUIT AFTERWARDS. JUDGE ONLY AWARDED FEES TO PLAINTIFFS ATTORNEY UP TO FEB 2024. HOWARD GAVE A LENGTHY & COMPLETE EXPLANATION OF THE ENTIRE TIMELINE OF THE LAWSUIT. HE ALSO NOTED THAT THE PLAINTIFFS ATTORNEY HAD TAKEN THIS CASE ON A "CONTINGENCY BASIS". HE REITERATED WHAT ROSETTA HAD DECLARED, THAT THIS LAWSUIT WAS UNNECESSARY, THAT THE COMPLAINTS OF THE 4 RESIDENTS COULD HAVE BEEN EASILY HANDLED BY THE ADR COMMITTEE, AND AT NO COST TO THE VILLAGE. THE 4 PLAINTIFFS LISTED ON THE LAWSUIT, AND OTHERS INVOLVED, OBVIOUSLY HAD NO DESIRE TO HAVE THEIR CONCERNS ADDRESSED AND ANSWERED BY THE ADR COMMITTEE, BUT PREFERRED TO BRING A LAWSUIT, THEREBY COSTING THIS VILLAGE QUITE A BIT OF MONEY, INTERFERENCE WITH THE BOARDS ABILITY TO MANAGE & 2 YEARS WORTH OF STRESS FOR THE BOARD AND THE RESIDENTS OF CV7.

QUESTIONS FROM THE AUDIENCE INCLUDED CONCERNS ABOUT WATERLOGGED LAWNS DUE TO CONDITION OF RETENTION POND, CLARIFICATIONS REQUESTED ABOUT VARIOUS FACETS OF THE LITIGATION, A COMPLAINT FROM A RESIDENT THAT SHE OBJECTED TO LAST YEARS USAGE OF AN ELECTRONIC ELECTION COMPANY, & AN UPDATE BY KEN TO RESIDENTS ON HIS INVESTIGATION INTO OBTAINING A LARGER, MORE RELIABLE CLUBHOUSE GENERATOR.

ROSETTA SPOKE IN GENERAL CONCERNING THE UPCOMING ELECTION, INFORMING AUDIENCE THAT 4 BOARD SEATS ARE AVAILABLE, 3 OF WHICH ARE 2 YEAR SEATS, AND ONE FOR 1 YEAR. THERE IS AN ELECTION COMMITTEE CHAIR & A COMMITTEE IS BEING CHOSEN BY THE CHAIR.

IT WAS ANNOUNCED THAT RESIDENT AL AINLEY HAD DONATED THE "MISSING SOLDIER" TABLE & EXHIBIT THAT NOW GRACES OUR CLUBHOUSE FOYER, REPLACING THE ONE THAT WAS REMOVED BY THE VETERANS GROUP WHEN THEY MOVED THEIR HEADQUARTERS FROM OUR CLUBHOUSE TO A NEW LOCATION.

PLEASE NOTE THAT THE NEXT SUNSHINE MEETING WILL BE 10 AM ON JUL;Y17 2025, AND THAT OUR ASSOCIATION CPA WILL BE THERE TO PRESENT THE YEARLY AUDITED STATEMENT & TO ANSWER ALL RELATED QUESTIONS.

~~MEETING CLOSED APPROXIMATELY 12 NOON BY PRESIDENT ROSETTA DELUCA,
SECONDED BY TREASURER HOWARD SNYDER.~~