

WHITING VILLAGE AT CRESTWOOD COMMUNITY ASSOCIATION INC.

SUNSHINE MEETING

JULY 17 2025

MEETING OPENED 10 AM. ALL TRUSTEES PRESENT EXCEPT CAROLE SNIDER. PLEDGE OF ALLEGIANCE RECITED. AUDIENCE WAS INFORMED, AS AT EVERY SUNSHINE MEETING, THAT NO AUDIO OR VIDEO RECORDING OF THE PROCEEDINGS WAS ALLOWED.

IN ORDER TO ACCOMMODATE THE TIME REQUIRED FOR OUR CPA'S ANNUAL AUDIT PRESENTATION, IT WAS ANNOUNCED THAT THE BOARD HEREBY AGREED THAT BOTH THE JUNE TREASURERS REPORT AND MINUTES WOULD NOT BE VERBALLY PRESENTED, THAT THE MINUTES WERE APPROVED BY THE BOARD AND BOTH ITEMS ARE AVAILABLE ON THE VILLAGE WEBSITE.

TREASURER HOWARD SNYDER INTRODUCED OUR ASSOCIATION CPA, SKIP BAUER, WHO PRESENTED THE CV7 FINANCIAL STATEMENT FOR FISCAL YEAR ENDING 3/31/25. HE EXPLAINED THE PURPOSE & PURVIEW OF SAID ANNUAL REPORT. MR. BAUER PRESENTED THE REPORT IN GREAT DETAIL, THOROUGHLY EXPLAINING EACH PAGE, WITH SPECIAL EMPHASIS ON THE FINANCIAL STANDING OF THE ASSOCIATION'S R & R ACCT, THE STATE OF NJ 'S EXPECTATIONS OF THAT BALANCE, AND HIS PROFESSIONAL OPINION THAT THIS VILLAGE IS NOW WELL WITHIN COMPLIANCE RECOMMENDATIONS OF STATE LAW. HE SAID THAT MANY HOAs IN NJ FALL ABYSMALLY SHORT OF THOSE RECOMMENDATIONS. HE CONGRATULATED OUR ASSOCIATION ON GREATLY IMPROVING THE R & R ACCT BALANCE JUST WITHIN THE LAST 3 YEARS. MR. BAUER'S EXPLICATION OF THE YEARLY AUDIT WAS EXHAUSTIVE. HE INFORMED RESIDENTS THAT THIS HOA IS PERFORMING VERY WELL FINANCIALLY IN EVERY DEPARTMENT & THAT IT IS HIS OPINION THIS BOARD IS PROPERLY DISCHARGING ITS FIDUCIARY RESPONSIBILITIES.

MR. BAUER OPENED THE MEETING TO QUESTIONS PERTINENT TO HIS PRESENTATION, AND ANSWERED A NUMBER OF INQUIRIES IN REGARD TO VARIOUS AREAS BEFORE CLOSING. THE BOARD AND THE AUDIENCE THANKED MR. BAUER FOR HIS TIME & EXPERTISE.

ROSETTA THOROUGHLY EXPLAINED THE NEW STOUTS BUS SCHEDULE COLLABORATION BETWEEN CV 2-3-4-5-6 & 7 THAT THOSE ASSOCIATIONS HAD AGREED TO. COMPLETE INFORMATION & INSTRUCTIONS FOR USE OF THE NEW SYSTEM WILL BE REITERATED IN THE AUGUST NEWSLETTER. SHE INFORMED RESIDENTS THAT THIS VILLAGE'S FORMER ANNUAL BUS COST FOR STOUTS, \$83,000, WOULD BE REDUCED TO \$33,372 THROUGH THE NEW AGREEMENT, WHICH IS A SHARING OF THE COSTS & THE BUS SERVICE BY THE COALITION OF VILLAGES, ROSETTA ALSO REMINDED RESIDENTS THAT ANY OUTSIDE HOME IMPROVEMENTS MUST BE APPROVED BY THE ASSOCIATION, AS WELL AS APPLYING & PAYING WHATEVER PERMITS ARE REQUIRED BY MANCHESTER TOWNSHIP.

ROSETTA ANNOUNCED THAT HABITAT FOR HUMANITY HAS HOME IMPROVEMENT GRANTS AVAILABLE TO VETERANS, AND INVITED ELIGIBLE RESIDENTS TO APPLY. ROSETTA THEN SPOKE ABOUT OUR VILLAGE LANDSCAPERS. RESIDENTS HAVE COMPLAINED ABOUT EVERY LANDSCAPER WE HAVE HAD. SHE SAID IT WAS IMPOSSIBLE TO PLEASE ALL RESIDENTS, BUT THAT RESIDENTS SHOULD NOT EXPECT THE COMPREHENSIVE LAWN SERVICE THAT THEY WOULD ENJOY IF THEY PAID A PRIVATE SERVICE A FEE, WHICH WOULD COST APPROXIMATELY \$100-\$200 PER MONTH. ROSETTA THEN ADDRESSED THE CONTINUOUS LOW TURNOUT AT SUNSHINE MEETINGS, NOTING THAT THE BOARD HAS ATTEMPTED TO ACCOMMODATE RESIDENTS VARIED PERSONAL SCHEDULES BY HOLDING BOTH AM & PM MEETINGS, ROTATING MONTH TO MONTH. SHE REMINDED RESIDENTS THAT THIS IS THEIR VILLAGE, & THAT THEY SHOULD ATTEND SUNSHINE MEETINGS AS WELL AS VOTE IN THE ANNUAL BOARD OF TRUSTEES ELECTIONS. ROSETTA SAID THAT DESPITE CONSTANT HARASSMENT OF THIS BOARD BY A SMALL NUMBER OF EX-BOARD MEMBERS AND THEIR FRIENDS, DESPITE A 2 YEAR LONG LAWSUIT INSTITUTED AGAINST THE TRUSTEES OF THIS VILLAGE THAT ALTHOUGH THE TRUSTEES WERE FOUND NOT GUILTY, CREATED MUCH STRESS AS WELL AS A MONETARY COST OF ALMOST \$100,000 & A CONTINUOUS INTERFERENCE WITH THE MANAGEMENT OF CV 7.

THE SECRETARY, BARBARA D'AVERSO READ ALOUD THE "ANONYMOUS" LETTER THAT VICIOUSLY DECRIED OUR VICE-PRESIDENT ROBERT BUONANNO, WHICH RECENTLY POSTED TO THE PRIVATE FB PAGE, "CRESTWOOD VILLAGE 7 OFFICIAL RESIDENTS" WHOSE ADMINISTRATOR IS EX- BOARD PRESIDENT KAREN SHEAHAN. I THAT NASTY MISSIVE UNFAIRLY ATTACKED ROBERT'S VALUE AS A TRUSTEE, QUESTIONED HIS RIGHT TO RUN FOR RE-ELECTION, DEMEANED HIS VERACITY & HONESTY. THE LETTER APPEARED ON KAREN SHEAHANS PRIVATE FB PAGE, AND AS SUCH SHE HAD A MORAL OBLIGATION NOT TO ALLOW TO BE POSTED THERE. ROBERT TOLD THE AUDIENCE THAT KAREN SHEAHAN HAD TEXTED HIM TWICE IN AN ATTEMPT TO DISTANCE HERSELF FROM THE SLANDEROUS POST, ASSURING HIM SHE WAS NOT RESPONSIBLE.

ROBERT ADDRESSED THE RESIDENTS AT THIS POINT; HE SAID THAT HE HAS ALWAYS TRIED TO HELP THE PEOPLE OF THIS VILLAGE, NO MATTER WHAT BOARD OF TRUSTEES HE SERVED WITH. THE "ANONYMOUS" LETTER ON KAREN SHEAHANS PRIVATE FB PAGE ACCUSED HIM OF NOT PAYING FOR THE MINI- GOLFCOURSE & HE DEFENDED HIS GENEROUS DONATION OF ALMOST \$30,000 TOWARDS THE CONSTRUCTION & REQUIRED PERMITS OF THE NEW MIN-GOLF COURSE BY READING ALOUD THE TOTALS FROM SOME OF THE ORIGINAL RECEIPTS FOR WHAT HE PURCHASED. BY CONTRAST TO HIS DONATION, WHICH OFFERED RESIDENTS SOME TYPE OF RECREATION. KAREN SHEAHAN, WHEN SHE WAS BOARD PRESIDENT, HAD THE BOCCE COURT AND SHUFFLEBOARD COURT RIPPED ENTIRELY UP BY EOSSO, AT A COST OF OVER \$9,000.

HOWARD SNYDER REMINDED RESIDENTS THAT ACH IS DISCONTINUED. THIS ASSOCIATION IS UPGRADING FROM TOPS TO ENUMERATE, EFFECTIVE AUGUST 1

2025, & THAT RESIDENTS CAN PAY A FEE TO USE ACH OR SIMPLY SEND CHECK OR CASH TO PAY MONTHLY DUES. RESIDENTS WILL ALSO BE ABLE TO HAVE THEIR BANK SEND OUT THE DUES CHECKS, AT NO CHARGE.

FRED KUHLMAN SPOKE ABOUT CV7'S INGROUND TRASH CANS, AND THE LARGE # OF WHICH HAVE BEEN BROKEN.

THE MEETING WAS OPENED FOR QUESTIONS: THE BOARD ANSWERED VARIOUS QUESTIONS IN REGARDS TO : THE PRESENT INVESTIGATION OF COMPANIES AND THEIR BIDS TO REPLACE OUR PRESENT PROPANE GENERATOR, NOTING THAT NJ REQUIRES THE GENERATOR TO BE LOCATED OUTSIDE THE CLUBHOUSE, A SAFETY REQUISITE. OTHER AUDIENCE QUESTIONS INCLUDED THOSE CONCERNED WITH COMPLAINTS ABOUT OUR LANDSCAPER, TRASH CAN NOISE IN EARLY MORNING AS GARBAGEMEN COLLECT, PROBLEMS WITH AUDITORIUM AIRCONDITIONING, REMARKS ABOUT BOARD OF TRUSTEES ELECTION VOTING INFORMATION, ETCETERA.

KEN STEBNER REMINDED RESIDENTS ABOUT OUR UPCOMING "MEET THE CANDIDATES" NIGHT, AND ASKED THEM TO VOTE FOR WHOMEVER THEY PERSONALLY FEEL IS THE BEST FOR THE VILLAGE.

MEETING WAS ADJOURNED APPROXIMATELY 11:45 AM BY ROSETTA DELUCA, SECONDED BY ROBERT BUONANNO. THE NEXT SUNSHINE MEETING IS SCHEDULED 6 PM THURSDAY SEPT. 18 2025.