

Whiting Village at Crestwood Community Association, Inc

SUNSHINE/OPEN MEETING MINUTES

FOR JUNE-JULY-AUGUST 2025

QUARTERLY MEETING

NOV. 6 2025

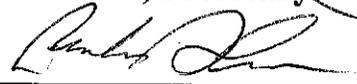
Rosetta DeLuca, President: YES NO ABSTAIN

Signature 

Robert Buonanno, Vice Pres.: YES NO ABSTAIN

Signature 

Barbara D'Averso, Secretary: YES NO ABSTAIN

Signature 

Howard Snyder, Treasurer: YES NO ABSTAIN

Signature 

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

Signature 

Fred Kuhlman, Trustee at Lge.: YES NO ABSTAIN

Signature 

Carole Snider, Trustee at Lge.: YES NO ABSTAIN

Signature 

WHITING VILLAGE AT CRESTWOOD COMMUNITY ASSOC. INC.

QUARTERLY MEETING **JUNE JULY AUGUST 2025**

PLEASE NOTE: THIS QUARTERLY REPORT OF SUNSHINE MEETINGS IS A PRECIS OF THE 3 MONTHS MEETINGS LISTED ABOVE. IN ORDER TO SAVE TIME, PLEASE ASSUME THAT AT EACH MONTHS MEETING THE FOLLOWING WAS PRESENTED: TREASURERS REPORT, MINUTES OF LAST MEETING, PLEDGE OF ALLEGIANCE & VERBAL NOTICE TO THE AUDIENCE THAT NO AUDIO OR VIDEO RECORDING IS ALLOWED OF THE PROCEEDINGS.

JUNE 19 2025: 3 RESOLUTIONS PASSED BY BOARD: #1: ALL RESIDENTS ATTENDING SUNSHINE MEETINGS REQUIRED TO SIGN NAME & ADDRESS ON SIGN IN SHEET UPON ENTRANCE TO AUDITORIUM, EFFECTIVE 7/17/25.

#2: AUDIO &/OR VIDEO RECORDING S OF SUNSHINE MEETINGS WILL NOT BE ALLOWED. AUDIENCE MEMBERS WHO REFUSE TO COMPLY WILL BE ASKED TO LEAVE MEETING. IF CONDUCT CONTINUES, MEETING WILL BE CLOSED. #3: VILLAGE WILL BE CONTRACTING WITH A NEW COMPUTER SOFTWARE SYSTEM, "ENUMERATE", TO REPLACE OUR OLD SYSTEM,. "TOPS", NECESSITATED BY IT NOW 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 GAVE A LENGTHY, DETAILED EXPLANATION OF THE ENUMERATE SYSTEM, INCLUDING INFORMATION ON THE NEW FEES FOR ACH PAYMENT ACCTS & FEE PAYMENTS THRU DEBIT/CREDIT. HE ALSO EXPLAINED THE NEW INDIVIDUAL ONLINE PORTALS THAT WILL SOON BE AVAILABLE TO ALL H/Os. RESIDENTS WILL RECEIVE LETTERS SOON IN REGARDS TO THE ABOVE. AUDIENCE WAS INFORMED THAT OUR ASSOCIATION CPA WILL PRESENT HIS YEARLY FINANCIAL STATEMENT AT THE JULY SUNSHINE MEETING. THE BOARD ANSWERED QUESTIONS FROM RESIDENTS CONCERNING A NUMBER OF TOPICS, INCLUDING MANCHESTER PERMITS, COMPLAINTS ABOUT GARBAGE PICKUP, THE RECENT LITIGATION, THE RETENTION PONDS IN NEED OF DREDGING, TREE REMOVALS,ELECTRIC CAR CHARGING STATIONS BEING ALLOWED AT INDIVIDUAL HOUSES, ETC.

A RESIDENT ARGUED THAT THERE HAD NEVER BEEN AN ACTUAL LAWSUIT, IN RESPONSE TO WHICH THE TREASURER READ THE FIRST PAGE THEREOF: "PLAINTIFFS ABOVE HAVE FILED A LAWSUIT.....", ACCUSED THE BOARD OF REFUSING TO ACCEPT AN INVITATION FROM MANCHESTER'S MAYOR TO SPEAK AT A SUNSHINE MEETING (TO WHICH THE BOARD PRESIDENT ANSWERED THERE WAS NO INVITATION, BUT THE MAYOR WOULD BE INVITED LATER IN THE YEAR), AND ALSO REGISTERED HER OBJECTIONS TO THE PARTS OF THE FENCE SURROUNDING THE RETENTION PONDS WERE ALLOWED TO BE REMOVED BY INDIVIDUAL H/Os, AS SHE INSISTED SAID FENCE, WHICH HAD BEEN ERECTED BY A PREVIOUS BOARD PRESIDENTS WITHOUT THE REQUIRED VOTE FROM RESIDENTS, WAS PROTECTING

THE RETENTION PONDS, WHICH CONJECTURE WAS IMMEDIATELY REPUDIATED BY THE PRESENT BOARD PRESIDENT. THE AUDIENCE WAS TOLD THAT THE BOARD IS ENTERTAINING CONVERSATIONS WITH EOSSO AND OTHER COMPANIES ABOUT THE POSSIBILITY OF DREDGING THE RETENTION PONDS. SAID PONDS HAVE NOT BEEN CLEANED BY PREVIOUS BOARDS IN MANY YEARS, AND THE AMT OF DETRITUS THERE AT THIS TIME WILL BE EXTREMELY EXPENSIVE TO CLEAR. THE BOARD IS INVESTIGATING ALL AVENUES TO ADDRESS THE PROBLEM. MEETING ENDED APPROX. 7:30 PM.

JULY 12 2025: SPECIAL SUNSHINE MEETING: MEETING OPENED 11 AM. BOARD PRESIDENT GAVE DEFINITION OF "COMPLAINT" AS PERTAINS TO THE RECENT LAWSUIT BROUGHT AGAINST THE PRESENT BOARD BY 4 RESIDENTS, REFUTING OPINION OF RESIDENT AT THE LAST SUNSHINE MEETING WHO HAD DENIED THERE HAD ACTUALLY BEEN A LAWSUIT. RESIDENTS WERE INFORMED THE ENTIRE SITUATION COULD EASILY HAVE BEEN PREVENTED IF THE PLAINTIFFS HAD REQUESTED AN ADR COMMITTEE MEETING TO SETTLE ANY DISPUTES, AS DELINEATED IN OUR VILLAGE BYLAWS. SHE INFORMED RESIDENTS THAT THIS LAWSUIT ENDED BY COSTING THE VILLAGE AND ITS HOMEOWNERS ALMOST \$100,000 IN EXPENSES. THE PLAINTIFFS HAD ALSO NOT FOLLOWED THE ACCEPTED PROTOCOL OF INFORMING THE BOARD OF THEIR INTENTION OF FILING SUIT BEFORE THE ACTION IS TAKEN. IT WAS AGAIN EXPLAINED TO RESIDENTS THAT THE JUDGE HAD FOUND THE BOARD NOT GUILTY OF 6 OF THE 7 COMPLAINTS LISTED IN THE LAWSUIT, AND THAT THE ONLY COMPLAINT WITH ANY MERIT WAS AN ERROR IN THE ELECTION VOTING FORM SENT TO RESIDENTS, AS IT FAILED TO HAVE THE CORRECT NUMBER OF BLANK LINES DELINEATED FOR CANDIDATE WRITE-INS. THERE WILL BE A FINAL MEETING WITH THE JUDGE ON JULY 11 2025. THE PRESIDENT THEN ADDRESSED

THE ACCUSATION LEVELED AT THE BOARD AT AN EARLIER SUNSHINE MEETING, THAT THE BOARD HAD REFUSED TO ACQUIESE TO THE MANCHESTER MAYOR'S OFFER TO SPEAK AT A SUNSHINE MEETING. THERE HAS ALSO BEEN A QUESTION OF THE CONFIDENTIALITY OF THIS VILLAGE'S INTERACTIONS WITH THE TOWNSHIP BEING ABROGATED, WITH TOWNSHIP EMPLOYEES HAVING OBVIOUSLY SHARED INFORMATION WITH THE CV 7 RESIDENT WHO MADE THE ORIGINAL COMPLAINT OF ABOVE. THE MAYOR HAS RESPONDED TO THE BOARD PRESIDENT'S LETTER WITH HIS PERSONAL ASSURANCE THAT CONFIDENTIALITY WILL BE GUARANTEED BY ALL DEPTS IN THE TOWNSHIP OFFICES. THE BOARD PRESIDENT ALSO ADDRESSED THE TOPIC OF THE RETENTION POND NEVER BEING DREDGED BY PREVIOUS BOARDS, RESULTING IN THE DISMAL CONDITION NOW PRESENT, & TO THE COMPLAINT ABOUT THE REMOVAL OF PARTS OF A FENCE THAT WAS ERECTED AROUND THE PONDS WITHOUT AGREEMENT FROM RESIDENTS, TO A COST OF OVER \$33,000. THE TREASURER OFFERED A GENESIS OF THE LAWSUIT, AND A COMPLETE TIMELINE OF THE COSTS TO THE VILLAGE. GENERAL INFORMATION WAS GIVEN ABOUT THE UPCOMING ELECTION, AND QUESTIONS WERE ANSWERED AS TO WATERLOGGED LAWNS DUE TO THE RETENTION PONDS CONDITIONS, CLARIFICATIONS REQUESTED

ABOUT VARIOUS FACETS OF THE LITIGATION, A COMPLAINT ABOUT THE USE OF AN ELECTRONIC ELECTION COMPANY, & AND UPDATE ON THE INVESTIGATION INTO THE PURCHASE OF A LARGER, MORE RELIABLE CLUBHOUSE EMERGENCY GENERATOR. RESIDENT AL AINLEY WAS THANKED BY THE BOARD FOR DONATING THE MISSING SOLDIER" TABLE EXHIBIT THAT NOW GRACES OUR CLUBHOUSE FOYER. MEETING ENDED APPROX. 12 NOON.

JULY 17 2025: MEETING BEGAN AT 10 AM. THE BOARD AGREED TO DISPENSE WITH READING THE MINUTES & TREASURERS REPORT IN ORDER TO ALLOW TIME FOR ASSOCIATION CPA SKIP BAUER TO PRESENT OUR FINANCIAL STATEMENT FOR FISCAL YEAR ENDING 3/31/25. MR. BAUER THEN GAVE A COMPLETE & GREATLY DETAILED PRESENTATION OF THE REPORT. HE CONGRATULATED OUR ASSOCIATION ON IMMENSELY IMPROVING THE FINANCIAL HEALTH OF OUR VILLAGE, ESPECIALLY IN OUR R&R ACCOUNT. HE SAID IN HIS OPINION THE PRESENT BOARD IS PROPERLY DISCHARGING ITS FIDUCIARY RESPONSIBILITIES.

MR. BAUER THEN ANSWERED A NUMBER OF QUESTIONS FROM THE AUDIENCE PERTAINING TO THE REPORT.

BOARD PRESIDENT THOROUGHLY EXPLAINED THE NEW STOUTS BUS SCHEDULE & COLLABORATION BETWEEN CV 2 THROUGH 7. COMPLETE INFORMATION WILL BE IN THE AUGUST NEWSLETTER. SHE INFORMED RESIDENTS THAT THIS PARTNERSHIP WILL LOWER CV7'S ANNUAL STOUT BUS COST FROM \$83,000 TO \$33,372, WHILE STILL PROVIDING FREE BUS SERVICE TO OUR RESIDENTS. OTHER TOPICS DISCUSSED INCLUDED CONTINUED QUESTIONS AS TO THE LITIGATION, LANDSCAPER COMPLAINTS, THE NEW COMPUTER SOFTWARE PROGRAM & HOW IT AFFECTS RESIDENTS, THE CONTINUOUS, AGGRESSIVE INTERFERENCE BY A SMALL GROUP OF RESIDENTS INTO THE BOARD'S MANAGEMENT OF THE VILLAGE & THE POSTING OF AN "ANONYMOUS" LETTER ON KAREN SHEAHAN'S PERSONAL FB PAGE THAT ROUNDLY CONDEMNED BOARD VICE PRESIDENT ROBERT BUONANNO, QUESTIONED HIS HONESTY & INTEGRITY & HIS RIGHT TO BE A CANDIDATE FOR RE-ELECTION.

MEETING ADJOURNED APPROX. 11:45 AM.

AUGUST 21 2025: MEETING OPENED 6 PM. BOARD PRESIDENT EXPLAINED IN GREAT DETAIL INFORMATION ABOUT THE NEW STOUTS BUS SCHEDULE, WHICH WAS LISTED IN THE AUGUST NEWSLETTER & WILL BE REPEATED IN THE SEPT NEWSLETTER. CV7 IS NOW APPROVED BY MANCHESTER TO ERECT SHEDS NO LARGER THAN 3X6, NO PERMIT REQUIRED, ALTHOUGH RESIDENTS MUST STILL SUBMIT AN IMPROVEMENT FORM TO THE ASSOCIATION FOR APPROVAL. COMPLETE INFO TO FOLLOW IN SEPT NEWSLETTER. TREASURER ONCE MORE EXPLAINED IN GREAT DETAIL THE REASONS FOR THE CHANGE IN OUR COMPUTER SOFTWARE SYSTEM TO "ENUMERATE". HE AGAIN EXPLAINED THE REASONS THIS VILLAGE OPERATES 2 MAIN CHECKING ACCTS AT 2 SEPARATE BANKS. HE INFORMED RESIDENTS THAT WE HAVE EARNED \$150,000 IN THE 2 YEARS SINCE HE BECAME TREASURER. THERE WAS DISCUSSION ABOUT THE CONSTRUCTION OF A BOCCIE COURT OUTSIDE, THE ELECTION, THE BUS SERVICE & SOME OF THE NEW DESTINATIONS, THE SEARCH FOR A BETTER CLUBHOUSE

GENERATOR, UPGRADES TO OUR FIRE ALARM & SUPPRESSION SYSTEMS, RETENTION PONDS & THEIR RELATION TO SOME HOMEOWNERS' WATERLOGGED LAWNS, A NEW PROCEDURE TO REPAIR CERTAIN TYPES OF BREAKAGES OF OUR INGROUND TRASH CANS THAT WILL SAVE MONEY, SPEEDING IN THE VILLAGE, PARKING COMPLAINTS, ETC. THE BOARD WAS PREPARED TO OPEN THE FLOOR FOR QUESTIONS BUT AT THAT POINT WERE INFORMED AT LEAST ONE PERSON IN THE AUDIENCE WAS RECORDING THE MEETING, & VICE PRESIDENT ROBERT BUONANNO IMMEDIATELY CLOSED THE MEETING, SECONDED BY PRESIDENT ROSETTA DELUCA. ONE RESIDENT DEMANDED HER COMPLAINTS CONCERNING AN ITEM ON THE TREASURERS REPORT BE ADDRESSED; THE TREASURER OFFERED TO SPEAK WITH HER AFTERWARDS, OR ARRANGE AN APPOINTMENT MEETING ENDED APPROXIMATELY 7:10 PM.

WHITING VILLAGE AT CRESTWOOD COMMUNITY ASSOC. INC.
SUNSHINE/OPEN MEETING
QUARTERLY MEETING
FOR SUNSHINE MEETINGS
MARCH-APRIL-MAY 2025
JUNE-JULY-AUGUST 2025

PRESENTED ON
NOV. 6 202

AGENDA

THERE WILL BE A READING OF **QUARTERLY MINUTES** ON THURSDAY NOV. 6, 2025
AT 2 PM. TWO QUARTERS: **MARCH/APRIL/MAY** & **JUNE/JULY/AUG. 2025** WILL BE
PRESENTED.

PLEASE NOTE THAT THE REGULAR MONTHLY SUNSHINE MEETING IS SCHEDULED
FOR 10 AM THURSDAY NOV. 20 2025