

Whiting Village at Crestwood Community Association, Inc

SUNSHINE/OPEN MEETING MINUTES

FOR MARCH-APRIL-MAY 2025

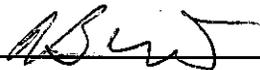
QUARTERLY MEETING

NOV. 6 2025

Rosetta DeLuca, President: YES NO ABSTAIN

Signature 

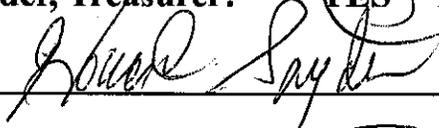
Robert Buonanno, Vice Pres.: YES NO ABSTAIN

Signature 

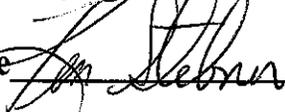
Barbara D'Averso, Secretary: YES NO ABSTAIN

Signature 

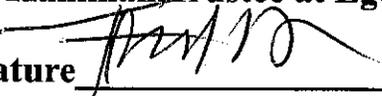
Howard Snyder, Treasurer: YES NO ABSTAIN

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 ASSOCIATION INC
QUARTERLY SUNSHINE MEETING
MARCH-APRIL-MAY 2025

PLEASE NOTE QUARTERLY SUNSHINE MEETING MINUTES ARE A PRECIS OF THE 3 MONTHS SUNSHINE MEETINGS DESIGNATED ABOVE. IN THE INTERESTS OF BREVITY, PLEASE ASSUME IN THIS QUARTERLY THAT MINUTES OF PREVIOUS MONTHS SUNSHINE MEETING & TREASURERS REPORT WERE PRESENTED, PLEDGE OF ALLEGIANCE PERFORMED & AUDIENCE REMINDED THAT THE BOARD ALLOWS NO AUDIO OR VIDEO RECORDINGS OF THESE MEETINGS.

MARCH 20 2025: MEETING OPENED 6 PM. IT WAS ANNOUNCED THAT LITIGATION HAS BEEN GIVEN A SUMMARY JUDGEMENT, WITH BOARD DECLARED NOT GUILTY ON 6 OF THE 7 COUNTS OF THE COMPLAINT. THE 7TH ITEM INVOLVED NOT ALLOWING FOR THE PROPER AMT OF BLANK SPACES ON THE ELECTION VOTING FORM FOR RESIDENTS TO WRITE IN CANDIDATES. A CASE MGMT MEETING OF JUDGE & LAWYERS WILL BE 3/24/25 TO DECIDE SPECIFIC MONETARY ASPECTS OF THE JUDGEMENT. TREASURER OFFERED EXTENSIVE EXPLANATION IN REGARDS TO R&R FUND & FURTHER INFORMATION IN REGARDS THE LAWSUIT. RECENT SEWER PROBLEMS WERE DISCUSSED, ALSO THE NECESSITY OF & REASONS FOR REPLACING CLUBHOUSE EMERGENCY PROPANE GENERATOR, FOR WHICH THE BOARD IS IN THE PROCESS OF ACCEPTING BIDS. THE NEW LANDSCAPER/SNOW REMOVAL VENDOR, TURFMASTERS, WAS ANNOUNCED. THE NEW TERMITE COMPANY IS ANCHOR. INFORMATION WAS GIVEN AS TO NEW MANCHESTER PERMIT REQUIREMENTS AS TO SHEDS & TREE REMOVAL. THE BOARD WILL MEET WITH MANCHESTER 4/14/25 FOR CLARIFICATION OF SHED ALLOWANCES & COST OF PERMITS FOR TREE REMOVAL. ROSETTA ANNOUNCED THAT H/Os WITHOUT SURVEYS (REQUIRED FOR SOME MANCHESTER PERMITS) MAY TAKE ADVANTAGE OF A SPECIAL RATE FROM A LOCAL SURVEY COMPANY: IF THE VILLAGE OBTAINS LIST OF AT LEAST 30 H/Os NEEDING SURVEYS, THE COST WILL ONLY BE \$500 PER PROPERTY. DISCUSSIONS INCLUDED INFORMATION AS TO THE REMOVAL OF FENCE AT END OF AUGUSTA, AS IT IS A DESIGNATED EMERGENCY EXIT & AS SUCH MUST BE ACCESSIBLE; STREET PARKING PROBLEMS WERE ADDRESSED. QUESTIONS CONCERNING THE LITIGATION, SEWERS, PERMITS WERE AMONG THOSE ANSWERED BY THE BOARD. MEETING CLOSED APPROX. 7:15 PM.

APRIL 24 2025: MEETING OPENED 6 PM. IT WAS ANNOUNCED THAT A FINAL RULING ON ALLOWING SHEDS IN CV7 WILL BE DECIDED BY MANCHESTER WILL BE FORTHCOMING, ALSO THAT NECESSARY WORK WAS PERFORMED IN CLUBHOUSE AS TO FLOOR REPLACEMENT, PAINTING, ETC. A FREE HOT DOG LUNCHEON WILL BE HELD ON MAY14. TREASURER READ A STATEMENT IN REGARDS TO THE LITIGATION, INFORMING RESIDENTS OF THE MONETARY COST SUFFERED BY THE VILLAGE WITH SPECIFIC AMOUNTS DELINEATED. IT WAS SPECIFICALLY NOTED BY THE TRUSTEES

THAT THE ENTIRE LITIGATION WAS UNNECESSARY, THAT THE LITIGANTS FAILED TO REQUEST AN ADR COMMITTEE HEARING, & SIMPLY PROCEEDED TO INSTIGATE A LAWSUIT WITHOUT ANY NOTICE TO THE BOARD. UTILIZING AN ELECTRONIC ELECTION COMPANY, AS WAS DONE THE LAST ELECTION, WAS FOUND TO BE EFFICIENT & THE BOARD WOULD LIKE TO AVAIL ITSELF OF THAT SERVICE FOR FUTURE ELECTIONS.

A NUMBER OF QUESTIONS WERE ANSWERED IN REGARD TO THE FOLLOWING: NEW LANDSCAPER CUTTING SCHEDULE, THE \$170 MONTHLY DUES, PARKING COMPLAINTS OF RESIDENTS CARS PARKING ON BOTH SIDES FOR STREET, CREATING PROBLEMATIC SITUATIONS WITH FLOW OF TRAFFIC, EOSSO'S REPAVING SCHEDULE. MEETING ENDED APPROX. 7:15 PM.

MAY 15 2025: MEETING OPENED 10 AM. RESIDENT KAREN SHEAHAN INSISTED UPON AUDIO RECORDING ENTIRE SUNSHINE MEETING, DESPITE THE BOARD'S INJUNCTION. TREASURER SPOKE AT LENGTH IN REGARDS TO THE LAWSUIT. HE ALSO GAVE A REBUTTAL TO A RECENT ACCUSATION BY RESIDENT KEN FREEMAN THAT THIS ASSOCIATION HOLDING BANK ACCOUNTS AT 2 SEPARATE BANKS WAS SUSPICIOUS & IRREGULAR. TREASURER EXPLAINED THAT BANKS CHARGE ASSOCIATIONS SUCH AS OURS A FEE PER CHECK DEPOSITED & WRITTEN, AFTER AN INITIAL ALLOWANCE. BY HOLDING ACCOUNTS AT 2 SEPARATE INSTITUTIONS, WE AVOID THE EXCESS CHARGES. HE ALSO REMINDED THE AUDIENCE THAT MR. FREEMAN WAS WELL AWARE OF THE PROPRIETY OF THIS ARRANGEMENT SINCE IT WAS INAUGURATED WHILE HE HIMSELF WAS BOARD OF TRUSTEES PRESIDENT, BEFORE HE RESIGNED THAT POSITION. TREASURER ALSO ADDRESSED A COMPLAINT FROM ANOTHER RESIDENT RAISED VIA FB THAT THE RECENT RAISE IN MONTHLY FEES BY \$20 WAS UNNECESSARY BY REPEATING AGAIN, AS HE HAS EVERY SUNSHINE MEETING, THE REASONS FOR THE INCREASE. RESIDENTS WERE APPRISED OF THE DECISION TO CHANGE THE OFFICE COMPUTER SYSTEM TO "TOPS" SOFTWARE, AS OUR PRESENT SYSTEM WILL CEASE TO BE AVAILABLE. MEETING WAS OPENED FOR QUESTIONS, BUT RESIDENT KAREN SHEAHAN DISRUPTED THE PROCEEDINGS WITH ACCUSATIONS & COMPLAINTS ABOUT THE PRESENT BOARD OVER NUMEROUS SPECIFICITIES, INCLUDING THE PRESENT BOARD'S LEGALITY OF THE LAST 3 ELECTIONS & THEIR RIGHT TO HOLD OFFICE. THE DISRUPTION PREVENTED THE CONTINUATION OF THE MEETING & SO MEETING WAS ADJOURNED. BY BOARD PRESIDENT. MEETING ENDED APPROX. 6 PM.