

WHITING VILLAGE AT CRESTWOOD COMMUNITY ASSOC. INC.
SUNSHINE/OPEN MEETING
FEBRUARY 19 2026

MEETING OPENED AT 10 AM WITH PLEDGE OF ALLEGIANCE. ALL TRUSTEES IN ATTENDANCE.

PRESIDENT ROSETTA DELUCA OPENED MEETING WITH DISCUSSION OF THE RECENT SNOWSTORMS.SHE INFORMED AUDIENCE THAT THE VILLAGE SALTED AS WAS NEEDED, THAT THERE WAS A SHORTAGE OF SALT TO BE HAD, THAT SHE HAD REQUESTED ASSISTANCE FROM MANCHESTER TOWNSHIP AS TO ACQUISITION OF ADDITIONAL SALT AND USE OF BRINE MACHINES, BUT THEY WERE UNABLE TO HELP. THE TRUSTEES AND OUR SNOW REMOVAL SERVICE DID EVERYTHING POSSIBLE TO ADDRESS THE SITUATION AND ALLEVIATE PROBLEMS DURING BOTH SNOWSTORMS, THE FIRST OF WHICH WAS ICE OVER SNOW, WITH A WEEK OF ZERO & BELOW TEMPS THAT MADE IT IMPOSSIBLE TO DIG OUT DRIVEWAYS FOR THE FIRST FEW DAYS.

ROSETTA REPORTED THAT THE EVENTS COMMITTEE IN CONJUNCTION WITH THE RESIDENTS CLUB HOSTED A SUCCESSFUL "XTREME QUEEN" CONCERT.

SHE ALSO DISCUSSED THE NEW PARKING RULES, WHICH WILL BEGIN BEING ENFORCED, I.E. TOW TRUCKS BEING EMPLOYED, AS OF THIS MONTH. IT SEEMS THAT FALMOUTH IS THE WORST STREET FOR ABUSE OF PARKING RULES. IT IS HOMEOWNERS RESPONSIBILITY TO INFORM THEIR VISITORS OF THE RULES.

RESIDENTS CLUB WILL BE HOLDING MEETING TO DISCUSS ELECTIONS OF THEIR BOARD & ACCEPTANCE OF RESUMES OF CANDIDATES.

THERE IS A RESIDENT OF THIS COMMUNITY WHO HAS POSTED ON FB ABOUT HOMEOWNERS CONSIDERING THE OPTION OF SIGNING AN "AUTHORITY OF REPRESENTATION", THUS ALLOWING THEIR DESIGNATED PERSON TO ACT FOR THEM AT MEETINGS & VOTING. THIS PERSON WOULD BE LEGALLY ACTING ON THE BEHALF OF THE HOMEOWNER. ROSETTA CAUTIONED HOMEOWNERS ABOUT SIGNING THIS AUTHORIZATION.

SECRETARY READ MINUTES FROM JANUARY SUNSHINE MEETING, THEN READ 2 RESOLUTIONS, WHICH THEREUPON WERE BOTH VOTED AND APPROVED BY BOARD.

#1: BOARD APPROVAL OF INCREASE OF \$5 PER MONTH OF HOMEOWNERS MONTHLY FEE, EFFECTIVE 4/1/26 TO 3/31/27.

#2: BOARD VOTE TO APPROVE BUDGET FOR CV7, EFFECTIVE 4/1/2026/ THROUGH 3/31/27

TREASURER HOWARD SNYDER EXPLAINED REASONS FOR THE \$5 MONTHLY FEE INCREASE, THAT IT REFLECTS 2.8% COST OF LIVING INDEX & THE INCREASE IN OUR VENDOR CONTRACTS, ALSO VARIABLE EXPENDITURES SUCH AS THE RECENT OUTLAY FOR SALT TO ADDRESS THE 2 SNOWSTORMS WE ENDURED. HE GAVE EXAMPLES OF SOME OF THE VENDOR COST INCREASES: TRASH PICKUP UP 2.5%,STANLEY 2.5%, INSURANCE UP BY \$32,000.

HOWARD INFORMED HOMEOWNERS THAT THE VILLAGE HAD COMPLETED THE DRONE SURVEY OF AGE & CONDITION OF CV7 HOMES ROOFS. WE WILL BE SENDING OUT LETTERS. H/Os WILL ALSO BE ABLE TO TELEPHONE OFFICE TO DISCERN THE DRONE'S OPINION OF INDIVIDUAL HOMES' ROOF CONDITIONS. OUR INSURANCE COMPANY WILL NOT PAY FULL

RESTITUTION ON ROOFS IN CASE A HOUSE IS DESTROYED IF THAT HOUSE HAS AN OLDER ROOF: THEY WILL PAY AS PER DEPRECIATION.

IT IS INCUMBENT UPON INDIVIDUAL H/Os TO GIVE PROOF OF THEIR HOMES ROOF AGE TO THE OFFICE, I.E. COPY OF THE ACTUAL BILL WHEN ROOF WAS LAST REPLACED.

HOWARD ALSO EXPLAINED SOME OF THE LEGAL FEES THIS VILLAGE IS CHARGED, INCLUDING THE INFORMATION HOMEOWNERS MAY NOT BE AWARE OF THAT OUR LAWYERS CHARGE FOR EVERY LETTER SENT OUT TO RESIDENTS IN DEFAULT OF MONTHLY FEES, ACCELERATION LETTERS TO SAME, NOTICES OF LIENS & SHERIFFS SALES WHEN THOSE ARE NECESSARY. HE INFORMED H/Os OF SOME UPCOMING EXPENSES THAT WILL BE PAID FOR FROM OUR R & R ACCT: NEW ROOF FOR CLUBHOUSE, (IT IS IN VERY POOR CONDITION, AND IS EXPERIENCING LEAKS), REPLACEMENT GENERATOR, LARGER PROPANE TANK FOR SAID GENERATOR, \$300,000 BUDGET FOR EOSSO, TO REPAIR FINGERS & PAVE STREETS.

HE SAID THAT THE BOARD IS ATTEMPTING TO CANCEL THE SOLAR PANEL CONTRACT THAT WAS SIGNED BY A PREVIOUS BOARD. THE INVERTERS ARE NOT WORKING PROPERLY, WE DO NOT REALIZE ANY VALUE IN ELECTRIC COST REDUCTION, & THE SOLAR PANELS WERE ORIGINALLY INSTALLED RIGHT OVER THE 2 LAYERS OF ROOF THAT WERE AT THAT TIME QUITE OLD. THE VILLAGE IS HAVING OUR LAWYER ADDRESS THIS ISSUE.

HOWARD ALSO TOLD HOMEOWNERS THAT OUR R&R ACCT IS HEALTHY, THAT IT IS ACTUALLY 50% BETTER THAN ANOTHER CV, THAT WE CONTINUALLY REPLENISH IT THROUGH DEPOSITS OF ALL ADMINISTRATIVE FEES & ALL INTEREST FROM OUR CDS.

THE TREASURER READ THE MONTHLY TREASURERS REPORT, NOTED THAT OUR REPORT IS MUCH MORE EXTENSIVE THAN MANY OTHER VILLAGES, & REMINDED THE AUDIENCE THAT HE IS ALWAYS HAPPY TO MEET WITH ANY RESIDENTS INDIVIDUALLY TO ANSWER QUESTIONS.

VICE PRESIDENT ROBERT BUONANNO INFORMED RESIDENTS THAT TURFMASTERS, OUR LANDSCAPING & SNOW REMOVAL CONTRACTOR, HAD PERFORMED VERY SATISFACTORILY THESE PAST 2 HUGE SNOWSTORMS. HE ALSO SAID THAT SIGNS HAVE BEEN ERECTED IN THE CLUBHOUSE PARKING LOT: "PARK AT YOUR OWN RISK". HE ALSO ANNOUNCED THAT SENATOR AMATO WOULD BE THE GUEST SPEAKER AT OUR MAY 21 SUNSHINE MEETING.

SGT AT ARMS TRUSTEE KEN STEBNER HAD INFORMATION FOR HOMEOWNERS TO ASSIST IN KEEPING ELECTRIC BILLS LOWER: REGARDING INSULATION OF ATTICS, REPLACEMENT OF OLD, DRAFTY WINDOWS, INSULATION OF CRAWLSPACES & USE OF HEAT TAPE AND BIODEGRADABLE ANTIFREEZE WHEN TEMPS ARE VERY LOW.

KEN SAID THE INGROUND TRASH CAN THAT IS ON THE GROUNDS OF THE CLUBHOUSE PARKING LOT, ON THE PATH, WILL BE REMOVED, AS IT IS USED AS A RECEPTACLE FOR LOOSE LITTER BY PASSERSBY. ALSO, THAT INGROUND TRASH CANS DAMAGED BY SNOWPLOWS ARE BEING LISTED AND SURVEYED, AND THE SITUATION WILL BE ADDRESSED. HE ASKED THAT H/Os INFORM THE BOARD OF DAMAGED TRASH CANS. HE ALSO SAID THAT ALL FIRE HYDRANTS WERE SPECIFICALLY KEPT CLEAR OF SNOW THROUGHOUT THE 2 STORMS, AS PER ORDERS BY MANCHESTER TOWNSHIP.

THE MEETING WAS OPENED TO QUESTIONS FROM THE AUDIENCE. THE BOARD ANSWERED QUERIES AS TO USE OF PLOWS VS USE OF BACKHOES TO REMOVE ICE & SNOW, COMPLAINTS THAT INGROUND TRASH CANS WERE NOT IMMEDIATELY UNCOVERED, MISSING SNOW STICKS (SOME PURPORTEDLY STOLEN BY RESIDENTS, SOME NEVER PUT IN BY TURFMASTERS), POSSIBILITY OF REIMBURSEMENT FROM MANCHESTER FOR OUR ADDITIONAL COSTS OF THE LAST 2 LARGE SNOWSTORMS, QUESTIONS ABOUT THE DRONE COMPANY SURVEYING HOUSE ROOFS, REQUEST THAT WE INVESTIGATE OTHER INSURANCE

COMPANIES BESIDES GREATER NY, QUESTIONS AS TO THE PROCEDURE INVOLVED IN SITUATIONS WHERE MONTHLY FEES ARE IN DEFAULT, AND AN IDEA TO ASK SENATOR AMATO TO INTRODUCE A BILL THAT WOULD EXEMPT ALL NJ SENIORS FROM PROPERTY TAXES.

MEETING CLOSED AT APPROX. 11:20 BY PRESIDENT ROSETTA DELUCA, SECONDED BY VICE PRESIDENT ROBERT BUONANNO. NEXT SUNSHINE/OPEN MEETING IS SCHEDULED 10 AM MARCH 26 2026.

WHITING VILLAGE AT CRESTWOOD COMMUNITY ASSOC. INC.

SUNSHINE/OPEN MEETING

FEB. 19 2026

AGENDA

MEETING OPENS 10 AM. PLEDGE OF ALLEGIANCE PERFORMED.

PRESIDENT ROSETTA DELUCA WILL OPEN WITH A DISCUSSION OF THE RECENT SNOW/ICE STORM, THE RECENT XTREME QUEEN CONCERT, THE NEW PARKING RULES AND SUNDRY OTHER TOPICS.

THE SECRETARY WILL READ THE JAN. SUNSHINE/OPEN MEETING MINUTES AND OFFER SOME COMMENTS. TWO RESOLUTIONS WILL BE READ AND VOTED UPON BY THE BOARD:

1- BOARD OF TRUSTEES APPROVAL OF INCREASE OF \$5 PER MONTH OF HOMEOWNERS MONTHLY FEE, EFFECTIVE 4/1/2026 THRU 3/31/2027.

2- BOARD OF TRUSTEES VOTE TO APPROVE BUDGET FOR VILLAGE, EFFECTIVE 4/1/2026 THRU 3/31/2027.

TREASURER WILL EXPLAIN BUDGET AND THE INCREASE & PRESENT THE MONTHLY TREASURERS REPORT.

VICE PRESIDENT ROBERT BUONANNO WILL SPEAK ABOUT NEW PARKING SIGNS BEING ERECTED, THE MINI GOLF COURSE AND THE BOCCE COURT, ALSO THE SNOW REMOVAL COMPANY'S WORK DURING OUR LAST STORM.

KEN STEBNER WILL PRESENT UPDATE ON THE NEW CLUBHOUSE GENERATOR, HOME INSULATION AND A FEW OTHER TOPICS.

MEETING OPENS FOR QUESTIONS FROM AUDIENCE.

MEETING CLOSES.