

**WHITING VILLAGE AT CRESTWOOD COMMUNITY ASSOC. INC.**

**SUNSHINE/OPEN MEETING**

**JANUARY 15 2026**

MEETING OPENED AT 10 AM. ALL TRUSTEES PRESENT. PLEDGE OF ALLEGIANCE PERFORMED.

PRESIDENT ROSETTA DELUCA OPENED MEETING WITH EXPLANATION OF THE NEW PARKING RULES INSTITUTED SINCE OCT. 2025. THESE CONSIST OF RESIDENTS BEING REQUIRED TO PARK ON ODD NUMBERED SIDE OF STREETS ON ODD NUMBERED DAYS, ALSO TO PARK WITH THE FLOW OF TRAFFIC, NOT TO PARK RIGHT AT THE CORNERS, NOT TO BLOCK MAILBOXES OR DRIVEWAYS & NO PARKING ON FINGERS EXCEPT FOR UNLOADING ITEMS, PICKING UP PASSENGERS. AS OF FEB 1 2026 INFRACTIONS THEREOF WILL BE ANSWERED BY TOW TRUCK BEING CALLED. THERE WILL BE NO NOTICE GIVEN, AS THE ASSOCIATION HAS PUT FLIERS ON CARS THE PAST 3 MONTHS, ALSO THESE RULES HAVE BEEN IN THE MONTHLY NEWSLETTERS. IT IS THE RESPONSIBILITY OF RESIDENTS TO ADVISE THEIR VISITORS, INCLUDING VISITING NURSES & THERAPISTS, TO PARK IN ACCORDANCE WITH THESE RULES. ROSETTA ALSO INFORMED RESIDENTS THE VILLAGE HAS ENDED OUR CONTRACT WITH ANCHOR & RETURNED TO PREVIOUS VENDOR, OZANE. THE PRICE WILL BE SAME AS 2024 CONTRACT, & WILL BE A 5 YEAR CONTRACT. TERMITE INSPECTIONS WILL BEGIN MARCH 2026. OZANE WILL GO INTO THE CRAWLSPACES FOR INSPECTIONS. ROSETTA TOLD RESIDENTS THAT DUE TO THE HUGE VOLUME OF ADMINISTRATION WORK, THE BOARD CANNOT CONTINUE TO INDIVIDUALLY ANSWER EVERY LETTER & PHONE CALL. RESIDENTS' COMPLAINTS & REQUESTS WILL BE ADDRESSED, JUST NOT NECESSARILY AT THE IMMEDIATE MOMENT IT IS MADE.

THERE HAVE RECENTLY BEEN A HUGE NUMBER OF REPAIR REQUESTS. PLEASE BE PATIENT.

ROSETTA AGAIN REMINDED RESIDENTS THAT CARS MUST BE REMOVED FROM THE STREETS IF THERE IS A FORECAST OF SNOW.

SECRETARY BARBARA D'AVERSO READ THE MINUTES FROM THE DECEMBER 2025 SUNSHINE MEETING.

TREASURER HOWARD SNYDER PRESENTED THE MONTHLY TREASURERS REPORT & INFORMED RESIDENTS CONCERNING RECENT CD PURCHASES. AS OF 12/31/25, THE VILLAGE HAS EARNED \$48,180.89 IN INTEREST FOR THE YEAR.

HE TOLD RESIDENTS THE INCREASE OF THE MONTHLY FEE WILL BE ANNOUNCED AT THE FEB 2026 SUNSHINE MEETING, & WILL REFLECT THE NATIONAL AVERAGE OF 2.8 % COST OF LIVING. HE INFORMED RESIDENTS THAT OUR INSURANCE WAS UP BY APPROXIMATELY 12% . WE HAVE SAVED \$30,000 ON THE BUS BY COMBINING THE CONTRACT WITH SEVERAL OTHER VILLAGES, AND WILL NOT BE PAYING ANCHOR THEIR LAST PAYMENT OF \$9,316.00, SINCE WE HAVE CANCELLED. HOWARD ALSO REMINDED RESIDENTS THAT ALL VENDOR CONTRACT PRICES WERE INCREASED.

VICE PRESIDENT ROBERT BUONANNO INFORMED RESIDENTS THAT THE FLOORS NEED TO BE STRIPPED & SEALED, & THAT PICKLEBALL WILL BE TEMPORARILY SUSPENDED WHILE THAT IS ACCOMPLISHED THIS COMING MONTH. HE ALSO DISCUSSED TURFMASTER AND HOW WELL THEY HAD ADDRESSED OUR RECENT SNOW. ROBERT INFORMED RESIDENTS THAT SNOW STAKES WERE MISSING FROM MANY HOMES, AND THAT TURFMASTERS NEED THEM RETURNED TO WHERE THEY WERE STAKED, FOR SAFETY.

SGT AT ARMS KEN STEBNER SPOKE ABOUT THE RECENT FIREPROOFING OF AUDITORIUM CURTAINS, STRUCTURAL INTEGRITY OF THE AUDITORIUM & DANGERS OF LITHIUM

BATTERIES STORED IN HOUSES. ELECTRIC CARS & EBIKES SHOULD BE PARKED OUTSIDE. HE ALSO SPOKE ABOUT THE NECESSITY OF PEOPLE WITH WOOD STOVES OR FIREPLACES CONTRACTING WITH A CHIMNEY SWEEP ON A REGULAR BASIS. RESIDENTS MUST INFORM THE BOARD AS TO BROKEN INGROUND TRASH CANS. THE BOARD & CUSTODIANS WILL AGAIN BE ENROLLING IN MANCHESTER CPR CLASS. THERE SHOULD BE NO PROPANE TANKS STORED IN CRAWLSPACES. THE NEW CLUBHOUSE EMERGENCY GENERATOR WILL BE INSTALLED & OPERATIONAL SOMETIME IN FEBRUARY.

ROSETTA GAVE AN UPDATE ON THE DRONE REPORT: OUR INSURANCE COMPANY IS CONCERNED ABOUT AGES AND CONDITIONS OF HOMEOWNERS ROOFS.THEY NEED TO KNOW WHICH RESIDENTS HAVE ROOFS INSTALLED WITHIN THE LAST 10 YEARS.

THE FLOOR WAS OPEN FOR QUESTIONS, AMONG WHICH WERE COMPLAINTS ABOUT CERTAIN STREETS NEVER HAVING SNOW STAKES PUT OUT, CARS SPEEDING THROUGH VILLAGE,SOLICITORS GOING HOUSE TO HOUSE,POSSIBILITY OF HOLDING SUNSHINE MEETINGS EVERY QUARTER RATHER THAN MONTHLY, POSSIBLE MOLD PROBLEMS & REMEDIATION OPTIONS.

AN ANNOUNCEMENT WAS MADE ABOUT THE UPCOMING VALENTINES DAY XTREME QUEEN CONCERT, THAT TICKETS WERE AVAILABLE MON THRU FRI AT THE CLUBHOUSE.

MEETING ENDED APPROXIMATELY 11:30 AM. NEXT MEETING SCHEDULED 10 AM THURSDAY FEB 19 2026..

**WHITING VILLAGE AT CRESTWOOD COMMUNITY ASSOCIATION, INC**

**SUNSHINE OPEN MEETING**

**JANUARY 15 2026**

**AGENDA**

MEETING OPENS 10 AM. PLEDGE OF ALLEGIANCE TO BE PERFORMED.

PRESIDENT ROSETTA DELUCA WILL OPEN MEETING WITH REMARKS ON A VARIETY OF TOPICS, INCLUDING PARKING RULES, TOWING, NEW TOWING AND TERMITE COMPANY CONTRACTS.

SECRETARY BARBARA D'AVERSO WILL READ DEC. 2025 SUNSHINE MEETING MINUTES AND MAKE ANNOUNCEMENTS.

TREASURER HOWARD SNYDER WILL PRESENT TREASURERS REPORT AND DISCUSS GENERAL INFO ON UPCOMING BUDGET.

VICE PRESIDENT ROBERT BUONANNO WILL DISCUSS UPCOMING WORK ON AUDITORIUM, PICKLEBALL SCHEDULE & THE MYSTERY OF THE DISAPPEARING SNOW STAKES.

SGT-AT-ARMS KEN STEBNER WILL PRESENT INFO ON VARIOUS ITEMS, INCLUDING FIREPLACES & WOODBURNING STOVES & DANGERS INHERENT IN LITHIUM BATTERIES.

TRUSTEE CAROLE SNIDER WILL GIVE A REPORT ON RESIDENTS CLUB VALENTINES DAY QUEEN X-TRAVAGANZA CONCERT & DANCE

MEETING OPENS FOR QUESTIONS FROM AUDIENCE.

NEXT SUNSHINE MEETING IS SCHEDULED 10 AM ON THURSDAY FEBRUARY 19 2026.