

WHITING VILLAGE AT CRESTWOOD COMMUNITY ASSOCIATION, INC.

SUNSHINE OPEN MEETING

DEC. 18 2025

MEETING OPENED 10 AM. PLEDGE OF ALLEGIANCE PERFORMED. ALL TRUSTEES PRESENT EXCEPT CAROLE SNIDER.

PRESIDENT ROSETTA DELUCA OPENED THE MEETING WITH PRESENTING AN IDEA OF HOLDING SUNSHINE MEETINGS EVERY QTR RATHER THAN MONTHLY, IN VIEW OF THE VERY LOW ATTENDANCE AT MONTHLY MEETINGS. THIS OPTION WILL BE DISCUSSED FURTHER BY THE BOARD. SHE THANKED ALL RESIDENTS FOR THEIR GREAT GENEROSITY IN PROVIDING DONATIONS FOR CV7 CHRISTMAS TOYS FOR TOTS. SHE ANNOUNCED THAT THE DRONE COMPANY WILL BE PERFORMING A SURVEY OF ROOFS IN THE VILLAGE. RESIDENTS WHOSE ROOFS APPEAR TO BE IN NEED OF REPAIR WILL BE SENT A LETTER FROM BOARD INFORMING THEM OF THAT, WITH A COPY PUT INTO THEIR INDIVIDUAL FILES. IN FEBRUARY THE ASSOCIATION WILL BEGIN TOWING CARS THAT DO NOT ABIDE BY THE EVEN/ODD PARKING & PARKING WITH FLOW OF TRAFFIC RULES THAT WERE INSTITUTED IN OCT. ROSETTA REMINDED RESIDENTS THAT SNOW REMOVAL COMPANY HAS 36 HRS FROM END OF SNOWSTORM TO CLEAR OUR VILLAGE. SHE ALSO SAID THAT A NUMBER OF RESIDENTS FAILED TO REMOVE THEIR CARS FROM STREETS DURING THE LAST SNOW, AS PER OUR RULES. RESIDENTS MUST REMOVE CARS FROM STREETS WHENEVER SNOW IS FORECAST.

ROSETTA ANNOUNCED THAT TRUSTEE FRED KUHLMAN RESIGNED FROM THE BOARD, AS HE HAS MOVED TO SYRACUSE. THAT POSITION WILL REMAIN OPEN UNTIL THE SEPT ELECTION AS ALLOWED BY OUR BYLAWS.

SHE ALSO ANNOUNCED THAT THE COMPANY GIVING BACK MATTERS HAD CANCELLED THE CV7 NY EVE DANCE.

THE BOARD SECRETARY READ MINUTES OF PREVIOUS SUNSHINE MEETING AND OF THE RESOLUTIONS PASSED THEN.

TREASURER HOWARD SNYDER READ MONTHLY TREASURER REPORT AND REPORTED ON CDS RECENTLY PURCHASED. HE NOTED THAT IN THE THREE YEARS HE HAS BEEN TREASURER, AND CONCOMITANTLY BEGAN CD PURCHASES FOR THE VILLAGE ON A CONTINUAL BASIS, THE ASSOCIATION HAS REALIZED ALMOST \$150,000 IN CD INTEREST, WHEREAS BEFORE THAT THIS ASSOCIATION HELD NO CDS & NETTED NO INTEREST. HE INFORMED RESIDENTS THAT ALL ASSOCIATION EXPENDITURES (LANDSCAPE, SNOW REMOVAL, INSURANCE, MAINTENANCE, ETC) ARE EXPECTED TO INCREASE THIS YEAR, AND THAT THE NEW BUDGET WILL BE PRESENTED IN FEB. 2026.

TRUSTEE KEN STEBNER GAVE AN UPDATE ON THE PURCHASE OF THE NEW CLUBHOUSE PROPANE GENERATOR, AND THAT THE REQUIRED MANCHESTER TOWNSHIP PERMITS HAD BEEN APPROVED. HE EMPHASIZED TO RESIDENTS THE IMPORTANCE OF INDIVIDUAL H/O S OBTAINING WATER & SEWER PIPE INSURANCE, TO COVER POSSIBLE BREAKS IN PIPES FROM THEIR HOMES TO THE MAIN LINE. THESE PIPES ARE 45 YEARS OLD, AND THERE HAVE BEEN SEVERAL RECENT INSTANCES OF BROKEN LINES. NOT ALL INSURANCE COMPANIES WRITE SUCH POLICIES, AND THE BOARD HAS 3 THAT DO POSTED ON THE CLUBHOUSE BULLETIN BOARD. HE TOLD THE AUDIENCE THAT THE DRONES THAT ARE NOW IN VILLAGE WILL ALSO BE SURVEYING THE PONDS.

VICE PRESIDENT ROBERT BUONANNO CONGRATULATED THE SNOW REMOVAL COMPANY FOR THEIR EXCELLENT WORK DURING THE PREVIOUS SNOWSTORM, NOTING THAT THE PLOWS HAD WORKED ALL THROUGH THE NIGHT. HE ANNOUNCED THAT THERE WOULD BE CHRISTMAS CAROLING THROUGHOUT THE VILLAGE THIS COMING WEDNESDAY, MEETING AT THE CLUBHOUSE, AND THAT ALL ARE WELCOME.

MEETING WAS OPENED FOR QUESTIONS FROM AUDIENCE. THERE WAS A COMPLAINT THAT THE SNOW REMOVAL COMPANY HAD NOT DISTRIBUTED SNOW STAKES. THE BOARD SAID THAT WOULD BE DONE IMMEDIATELY. ANOTHER COMPLAINT CONCERNED THE ALTERNATE SIDE OF STREET (EVEN/ODD) PARKING RECENTLY INSTITUTED.

MEETING ENDED APPROXIMATELY 11:20 AM BY ROSETTA DELUCA, SECONDED BY ROBERT BUONANNO. NEXT SUNSHINE OPEN MEETING IS SCHEDULED THURSDAY FEB. 19 2026 AT 10 AM.

WHITING VILLAGE AT CRESTWOOD COMM. ASSOC. INC.

SUNSHINE/OPEN MEETING

DEC. 18 2025

AGENDA

MEETING OPENS AT 10 AM. PLEDGE OF ALLEGIANCE PERFORMED.

OPENING STATEMENT BY PRES. ROSETTA DELUCA.

SECRETARY WILL READ NOV. MINUTES AND MAKE ANNOUNCEMENTS.

TWO RESOLUTIONS WILL BE READ & VOTED UPON BY THE BOARD.

: 1. TRANSFER OF MONIES FROM ASSOC. OPERATING ACCT TO RESERVE/REPLACEMENT ACCT IN ORDER TO PURCHASE \$100,000 CD, INTEREST OF WHICH WILL BE DESIGNATED TO THE R&R ACCT.

2. BOARD'S ACCEPTANCE OF RESIGNATION OF TRUSTEE FRED KUHLMAN & ITS DECISION, AS PER OUR BYLAWS, TO LEAVE HIS SEAT EMPTY.

TREASURER WILL READ MONTHLY REPORT & ADDRESS VARIOUS FINANCIAL ASSOCIATION TOPICS.

KEN STEBNER WILL PRESENT UPDATE ON ACQUISITION OF NEW GENERATOR FOR CLUBHOUSE & VARIOUS OTHER TOPICS.

GENERAL STATEMENT FROM VICE-PRESIDENT ROBERT BUONANNO.

MEETING OPEN FOR QUESTIONS FROM AUDIENCE.

MEETING CLOSES.

NEXT SUNSHINE/OPEN MEETING IS SCHEDULED JAN. 15 2026 AT 10 AM