

WHITING VILLAGE AT CRESTWOOD COMMUNITY ASSOC. INC.

SUNSHINE/OPEN MEETING

JULY 16 2026

MEETING OPENED 10 AM. PLEDGE OF ALLEGIANCE PERFORMED.

BOARD PRESIDENT ROSETTA DELUCA OPENED THE MEETING WITH INFORMATION PERTINENT TO RESIDENTS' INTERESTS & CONCERNS, INCLUDING THE ONGOING SITUATION OF OUR CLUBHOUSE SOLAR CONTRACT. SHE INFORMED RESIDENTS THAT THE SOLAR HAS NOT WORKED PROPERLY SINCE IT WAS INSTALLED IN 2015, AND THAT IT WAS INCORRECTLY INSTALLED OVER 2 ROOF LAYERS. THE CLUBHOUSE ROOF NOW HAS SERIOUS LEAKS THAT REQUIRE IMMEDIATE ADDRESS AT A COST OF APPROXIMATELY \$62,000 SOLELY FOR ROOF REPLACEMENT, WHICH WILL BE PAID FROM THE R&R ACCT. THE SOLAR COMPANY DEMANDS AN INORDINANT FEE TO REMOVE AND THEN REPLACE THE SOLAR PANELS, WITH THE ASSOCIATION BEARING THE COST OF ROOF REPLACEMENT. OUR ASSOCIATION LAWYERS ARE NOW INVOLVED IN THIS NEGOTIATION, AS THE BOARD WOULD LIKE TO CANCEL THE SOLAR CONTRACT ENTIRELY. OUR INSURANCE DOES NOT COVER THE FEE REQUIRED BY THE SOLAR COMPANY TO REMOVE/REINSTALL THE PANELS. THE BOARD HAS REQUESTED THE 2015 ENGINEERS REPORT FROM MANCHESTER, WHICH SHOULD HAVE DISALLOWED THE SOLAR BEING INSTALLED OVER 2 PREVIOUS ROOF LAYERS.

THE SECRETARY READ THE MINUTES FROM THE JUNE 17 2026 SUNSHINE MEETING; THE BOARD VOTED UNANIMOUSLY TO ACCEPT IT.

SECRETARY READ A RESOLUTION, TO WIT:

"FOR ELECTION YEAR 2026 THERE WILL BE AN INDEPENDENT COMPANY CONTRACTED TO MANUALLY TABULATE PAPER BALLOTS FOR OUR SEPT 2026 TRUSTEE ELECTION. PLEASE NOTE THIS WILL BE ALL MANUAL & WILL BE SUPERVISED BY CV7 ELECTION COMMITTEE CHAIR AUDREY WILSON & THE CV7 ELECTION COMMITTEE. THIS IS WITHIN ALL LAWS & HAS BEEN APPROVED BY BOTH DCA (NJ DEPT OF CONSUMER AFFAIRS) & AND OUR ASSOCIATION LEGAL COUNCIL."

THE BOARD UNANIMOUSLY VOTED IN AGREEMENT WITH THIS RESOLUTION.

TREASURER HOWARD SNYDER REMINDED RESIDENTS THAT OUR CPA, SKIP BAUER, WILL BE OUR GUEST SPEAKER AT THE AUGUST SUNSHINE MEETING, PRESENTING THE COMPLETED CV7 YEARLY AUDIT. A COPY WILL BE AVAILABLE IN THE OFFICE FOR PERUSAL BY RESIDENTS BEFORE SKIP'S PRESENTATION IN AUG. HOWARD TOLD THE AUDIENCE THAT CV7 FINANCIAL PICTURE IS EXCELLENT & CV7 IS ABLE TO MEET ALL FINANCIAL OBLIGATIONS. HE SAID A COST OF LIVING RAISE EVERY YEAR PLUS THE LARGE AMT OF INTEREST GENERATED BY OUR CD PROGRAM IS KEEPING OUR VILLAGE FINANCIAL STATE HEALTHY.

ROBERT REMINDED THE AUDIENCE ABOUT THE UPCOMING CAR SHOW, SCHEDULED AUG. 1, OF WHICH HE IS CHAIR.

KEN STEBNER VISITED SEVERAL TOPICS, INCLUDING THE PROBLEM OF SPEEDING IN THE VILLAGE, THE LARGE NUMBER OF INGROUND TRASH CANS (56) THAT WERE DAMAGED DURING THE SNOWSTORM NOW BEING SLOWLY REPLACED ONE DAY PER WEEK., WARNINGS TO H/Os TO CAREFULLY REVIEW "PROGRESSIVE" SOLAR PANEL CONTRACTS AND TO FULLY UNDERSTAND BEFORE THEY SIGN, THE IMPORTANCE OF OBTAINING ASSOCIATION APPROVAL

AS WELL AS MANCHESTER TOWNSHIP APPROVAL BEFORE ERECTING FENCES,ETC. HE ALSO ADVISED RESIDENTS TO PUT LIDS ON THEIR RECYCLABLE GARBAGE CANS.

FLOOR OPENED FOR QUESTIONS,AMONG WHICH WERE REQUESTS FOR FURTHER EXPLICATION OF OUR SOLAR COMPANY'S (TRINITY) DIFFICULTIES AND CONTRACT, A COMPLAINT ABOUT A TREE AT THE VERY END OF AUGUSTA THAT WOULD BLOCK VEHICLES IN AN EMERGENCY THAT REQUIRED H/Os EGRESS THE VILLAGE VIA THE AUGUSTA EMERGENCY EXIT, AND A PLEA FOR FELLOW RESIDENTS TO REFRAIN FROM FEEDING THE DEER. PARKING PROBLEMS WERE ALSO DISCUSSED, PARTICULARLY ABUSE OF PARKING ON FINGERS AND ON THE FRONT LAWNS OF HOUSES.

MEETING CLOSED APPROX. 11:30 am. NEXT SUNSHINE MEETING IS SCHEDULED 10 AM ON AUGUST 20 2026.

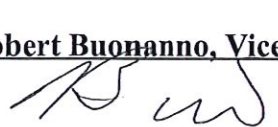
Whiting Village at Crestwood Community Association, Inc

RESOLUTION

JULY 16 2026

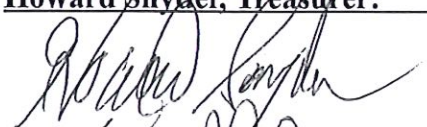
For Election year 2026 there will be an independent company contracted to manually tabulate paper ballots for our Sept 2026 Trustee Election. Please note this will be all manual & will be supervised by CV7 Election Committee Chair Audrey Wilson and the CV7 Election Committee. This is in accordance with all laws & has been approved by both DCA (NJ State Dept of Consumer Affairs) and our Association legal council.

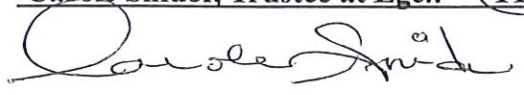

Rosetta DeLuca, President: YES NO ABSTAIN


Robert Buonanno, Vice Pres.: YES NO ABSTAIN


Barbara D'Averso, Secretary: YES NO ABSTAIN


Howard Snyder, Treasurer: YES NO ABSTAIN


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


Carole Snider, Trustee at Lge.: YES NO ABSTAIN

WHITING VILLAGE AT CRESTWOOD COMM. ASSOC. INC.

SUNSHINE/OPEN MEETING

JULY 16 2026

AGENDA

MEETING OPENS AT 10 AM

PLEDGE OF ALLEGIANCE TO BE PERFORMED.

ROSETTA DELUCA WILL OPEN WITH INFORMATION PERTINENT TO HOMEOWNERS, INCLUDING OUR SOLAR COMPANY, THE ELECTION, AND VARIOUS OTHER TOPICS.

SECRETARY WILL READ LAST MONTHS SUNSHINE MEETING MINUTES AND INFORM AUDIENCE ABOUT SOME UPCOMING EVENTS.

THE BOARD WILL INTRODUCE A RESOLUTION:

"FOR ELECTION YEAR 2026 THERE WILL BE AN INDEPENDENT COMPANY CONTRACTED TO MANUALLY TABULATE PAPER BALLOTS FOR OUR SEPT 2026 TRUSTEE ELECTION. PLEASE NOTE THIS WILL BE ALL MANUAL & WILL BE SUPERVISED BY CV7 ELECTION COMMITTEE CHAIR AUDREY WILSON & THE CV7 ELECTION COMMITTEE. THIS IS WITHIN ALL LAWS & HAS BEEN APPROVED BY BOTH DCA (NJ DEPT OF CONSUMER AFFAIRS) & OUR ASSOCIATION LEGAL COUNCIL."

TREASURER HOWARD SNYDER WILL PRESENT MONTHLY TREASURERS REPORT AND ANSWER ANY QUESTIONS.

HE WILL OFFER INFORMATION ON OUR CDS AND OTHER FINANCIAL INFORMATION.

ROBERT WILL SPEAK ABOUT OUR UPCOMING AUG 1ST CAR SHOW, AND ASK FOR VOLUNTEERS TO HELP OUT.

KEN STEBNER WILL SPEAK ON VARIOUS TOPICS.

FLOOR WILL OPEN FOR QUESTIONS.

MEETING CLOSES.