

WHITING VILLAGE AT CRESTWOOD COMM. ASSOC. INC.

SUNSHINE/OPEN MEETING

AUGUST 20 2026

MEETING OPENED 10 AM. PLEDGE OF ALLEGIANCE PERFORMED.

OUR ASSOCIATION CPA, SKIP BAUER WAS INTRODUCED & PRESENTED INFO ON THE ANNUAL AUDIT OF CV7 PERFORMED BY HIS COMPANY. SKIP EXPLAINED THE AUDIT AS A COMPREHENSIVE DEEP DIVE INTO ALL FINANCIAL ASPECTS OF THIS ASSOCIATION, CONDUCTED EACH YEAR IN THE FINANCIAL INTERESTS OF ALL CV7 RESIDENTS. HE STATED THAT THE AUDIT FOUND NOTHING NEGATIVE, THAT IN FACT CV7 IS PERFORMING FINANCIALLY EXTREMELY WELL & IN COMPLIANCE WITH ALL NJ REGULATIONS.

SKIP PROCEEDED TO OFFER A PAGE BY PAGE OVERVIEW OF INFORMATION INCLUDED IN THE AUDIT. HE ENDED HIS PRESENTATION BY STATING THAT THIS ASSOCIATION & ITS BOARD ARE DOING A VERY GOOD JOB MANAGING THE FINANCES OF CV7.

SKIP ANSWERED VARIOUS QUESTIONS FROM THE AUDIENCE, INCLUDING REQUESTING A COMPARISON OF CV7 FINANCIAL HEALTH TO THE GENERAL FINANCIAL HEALTH OF OTHER SIMILAR, LOCAL HOAS & THE AVAILABILITY OF PAST YEARS AUDITS TO RESIDENTS. SKIP BAUER THEN EXITED THE MEETING.

THE MINUTES FOR JULY 16 2026 SUNSHINE MEETING WERE NOT READ IN ORDER TO ALLOW TIME FOR THE AUDIT REPORT. MINUTES WILL BE AVAILABLE ON CV7 WEBSITE.

GOING FORWARD, EVERY MEETING WILL NOW HAVE A MANDATORY SIGN IN SHEET, INCLUDING THE UPCOMING CANDIDATES NIGHT AND THOSE WHO WILL BE WITNESSING THE ELECTION NIGHT BALLOT COUNTING. ANYONE REFUSING WILL NOT BE ALLOWED TO ATTEND.

SECRETARY READ RESOLUTION:

"THE BOARD HAS VOTED THAT ONLY RESIDENTS OF CRESTWOOD VILLAGE 7 WILL BE ALLOWED TO ATTEND CANDIDATES NIGHT SCHEDULED SEPT. 2 2026, AND THAT ALL RESIDENTS WILL BE REQUIRED TO SIGN IN WITH NAMES AND ADDRESS AT THE ENTRANCE TO THE AUDITORIUM IN ORDER TO BE ADMITTED."

BOARD THEN PASSED ABOVE RESOLUTION UNANIMOUSLY.

THE TREASURER READ THE MONTHLY TREASURERS REPORT. HE EXPLAINED THAT THE RECENT EOSSO ROAD REPAIR COST OF \$282,000 WAS PAID BY THE R&R ACCT, AND THAT EOSSO WOULD BE RETURNING IN SEPT TO CONTINUE REPAIRS TO CRACKS IN STREETS.

HE SAID THAT THE TOTAL AMT OF CD INTEREST ACCRUED SO FAR THIS YEAR, \$47,087.00, WAS ENTIRELY DEPOSITED INTO THE R&R ACCT. TREASURER ALSO ASSURED RESIDENTS THAT THE BOARD IS ASSIDUOUSLY ADDRESSING MONIES OWED TO ASSOCIATION BY HOMEOWNERS.

BOARD PRESIDENT ROSETTA DELUCA INFORMED RESIDENTS OF THE FOLLOWING:

THE LIGHT AT RTE 70 & MANCHESTER BLVD HAS HAD THE SIGN CHANGED FROM "MANCHESTER BLVD" TO "BECKERVILLE RD".

SHE STATED: "WHEN ONE IS NOT ON THE BOARD, THEY HAVE NO IDEA OF THE DAY TO DAY HAPPENINGS. THERE WAS NO SURPRISE MEETING SCHEDULED FOR MARIAH POTLOK, WHO IS CAMPAIGNING FOR MAYOR OF MANCHESTER."

SHE ALSO STATED: "THE POLICE DEPT IS NOT INTERESTED IN ANYONES CELL PHONE NOR COMPUTER, NEITHER ARE THEY INTERESTED IN THE NONSENSE ON FB, BUT THEY CAN INVESTIGATE IP TRACKING (RE: FACEBOOK).

ROSETTA ALSO INFORMED RESIDENTS THAT CV7 WILL HAVE A MANAGEMENT COMPANY CONTRACTED TO MANUALLY COUNT THE SEPT 8 2026 ELECTION BALLOTS, SUPERVISED BY OUR ELECTION COMMITTEE.

TRUSTEE KEN STEBNER ADVISED RESIDENTS NOT TO LEAVE GARAGE DOORS OPEN, AS MANY LITTLE CREATURES ARE LOOKING FOR A NEW HOME.

MEETING OPENED FOR QUESTIONS, INCLUDING THOSE ABOUT PROBLEMATIC TREES IN VILLAGE, BRUSH PICKUP SCHEDULE, OZANE SCHEDULE, OUTLOOK FOR ROAD REPAVING AND REPAIR SCHEDULE FOR NEXT YEAR, HEAVY SNOW PREDICTIONS FOR THE UPCOMING WINTER, REQUEST FOR INFORMATION ON THE PROFIT REALIZED FROM RECENT CAR SHOW & THE ALLOCATION OF SUCH PROFITS. TO THOSE LAST 2 INTERCONNECTED INQUIRIES, BOARD DID NOT HAVE THE TOTAL PROFITS FROM CAR SHOW AT HAND (RESIDENTS ARE WELCOME TO OBTAIN THAT INFO AT OFFICE NEXT WEEK, PLUS IT WILL BE STATED AT NEXT SUNSHINE MEETING) AND AUDIENCE WAS INFORMED ALL PROFITS WENT INTO EVENTS COMMITTEE ACCT TO FUND THE CV7 RESIDENTS FREE BBQ ON SEPT 5 2026.

MEETING WAS ADJOURNED APPROXIMATELY 11:30 AM. NEXT SUNSHINE MEETING IS SCHEDULED SEPT 17 2026 AT 10 AM.

WHITING VILLAGE AT CRESTWOOD COMM. ASSOC. INC.

SUNSHINE MEETING/OPEN MEETING

AUGUST 20 2026

AGENDA

PLEASE NOTE: AUDIO /OR VIDEO RECORDINGS OF CV7 SUNSHINE MEETINGS IS NOT ALLOWED. AS PER THE DECISION OF THE BOARD OF TRUSTEES. PERSONS NOT ABIDING BY THIS WILL BE ASKED TO LEAVE THE MEETING.

CV 7 SUNSHINE MEETINGS ARE RESTRICTED BY THE BYLAWS TO ATTENDANCE BY CV 7 RESIDENTS ONLY. ALL ATTENDEES TO SUNSHINE MEETINGS ARE REQUIRED TO SIGN IN AT THE DOOR WITH NAME & ADDRESS.

MEETING WILL OPEN 10 AM. PLEDGE OF ALLEGIANCE WILL BE PERFORMED.

THIS MEETING IS FOCUSED UPON THE ANNUAL REPORT FROM OUR ASSOCIATION CPA. HE WILL GIVE HIS PRESENTATION & THEN ANSWER QUESTIONS FROM AUDIENCE.

MINUTES FROM JULY SUNSHINE MEETING WILL NOT BE READ IN ORDER TO ACCOMMODATE ABOVE PRESENTATION. MINUTES WILL BE AVAILABLE FOR RESIDENTS PERUSAL ON 9/21/26 ON ASSOCIATION WEBSITE. THE FOLLOWING RESOLUTION WILL BE INTRODUCED AND VOTED UPON BY THE BOARD:

"ONLY RESIDENTS OF CRESTWOOD VILLAGE 7 WILL BE ALLOWED TO ATTEND CANDIDATES NIGHT SCHEDULED SEPT. 2 2026. ALL RESIDENTS WILL BE REQUIRED TO SIGN IN WITH NAME & ADDRESS AT THE ENTRANCE TO THE AUDITORIUM IN ORDER TO BE ADMITTED."

PRESIDENT ROSETTA DELUCA WILL MAKE A STATEMENT.

TREASURER WILL READ THE MONTHLY TREASURER REPORT.

FLOOR WILL OPEN FOR QUESTIONS.

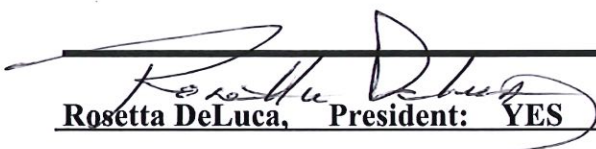
MEETING CLOSES.

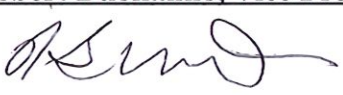
Whiting Village at Crestwood Community Association, Inc

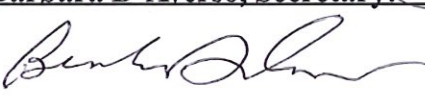
RESOLUTION

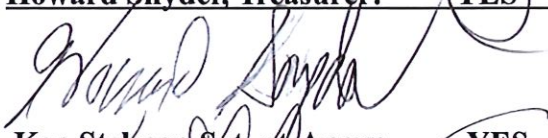
August 20 2026

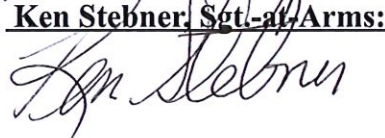
The Board has voted that only residents of Crestwood Village 7 will be allowed to attend Candidates Night scheduled Sept. 2 2026, and that all residents will be required to sign in with name and address at the entrance to the auditorium in order to be admitted.

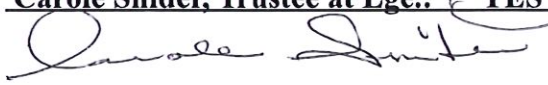

Rosetta DeLuca, President: YES NO ABSTAIN


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