

**Minutes of Crestwood Village Five  
Executive Board Workshop  
June 25, 2024**

OPEN SESSION:

- I. The Meeting was called to order at 10:00 AM with Pledge of Allegiance.
  
- II. In attendance were Trustees: Nancy Eldridge, Steve Berwanger, Karen Pedersen, Betsy Gordon, Steve Carroll, Mary Ann Payne, Robert Lamb; Administrator Cathleen Blackwood; Guest: Residents, Ed Kirkwood, Julie Velez, Sandra Stolman
  
- III. Betsy G made a Motion to accept the minutes of the Executive Workshop of June 11, 2024, Mary Ann P seconded the Motion. All approved.
  
- IV. Officer Reports:
  - A. President Report:
    1. A letter was received from Brett Walters, Liberty Insurance, with a final quote of \$510,000 and a statement of replacement values. The policy includes an income guarantee in case of catastrophic losses.
    2. The Manchester Community Council met at CV5 on June 24th with a presentation on ticks.
    3. Tom Eosso, Eosso Paving Co., surveyed CV5 and noted that the sewer grates are too big, resulting in recyclables blowing into the grates causing clogs. He will be invited to meet with the Board on July 9th.
  
  - B. Treasurer Report: A \$240,000 CD was purchased from Ally Bank with 5.4% interest rate.
  
- V. Administrator Report:
  - A. KC Landscaping will start landscape work on the Clubhouse on Thursday 6/27 at 1:00 PM, funded by the Resident's Club and Bingo.
  
  - B. Three quotes will be solicited for installing Natural Gas in the Clubhouse, M & B of Toms River, Neil Brooks, of Jackson and one in Whiting. The Kitchen stoves will not be replaced until after gas installation.
  
  - C. Three quotes have been solicited for upgrades to the electrical panel in the Clubhouse, Curry, Greg Reicht and Joe Bahr.
  
- VI. There was no New Business.
  
- VII. Unfinished Business:

A. Nancy E reported the Firewise Committee is in need of volunteers.

Question: Sandra Stolman would like the Stout Bus to stop at the Whiting Town Center. She stated that the Smithville shopping, though well intentioned, is not affordable to residents.

Ed Kirkwood and Sandra Stolman departed the meeting at 11:00

CLOSED SESSION

VIII. Executive Session

A. Julie Velez, Resident Club President reported that a man has been hanging around the Clubhouse, going through the recreational equipment. When addressed, he stated he was the HVAC guy. He presented a card stating his name was Andrzej Krawczyk. Cathleen stated he is not the CV5 HVAC guy and he is not a resident of CV5. There are concerns of the lack of security in the Clubhouse. The Custodians are not responsible for Security. Other incidents have occurred with unknown people walking through the Clubhouse. The Board discussed installing a swipe system for the front door with all other doors locked from the outside, allowing egress with a push door. A ring system can be installed for those without a card, e.g. deliveries, non-residents. Steve C and Cathleen B will solicit quotes. A suggestion was made to hire a retired cop to attend the public events, e.g. bingo, dances and flea market.

Meeting adjourned at 12:00 PM.

Nancy Eldridge  
Secretary