

**Minutes of Crestwood Village Five
Executive Board Workshop
July 23,2024**

OPEN SESSION:

- I. The Meeting was called to order at 10:00 AM with Pledge of Allegiance.

- II. In attendance were Trustees: Steve Berwanger, Nancy Eldridge, Betsy Gordon, Steve Carroll, Mary Ann Payne, Robert Lamb; Administrator Cathleen Blackwood; Absent: Karen Pedersen; Guest: Residents, Mark Poyner

- III. Betsy G made a Motion to accept the minutes of the Executive Workshop of July 9, 2024, Mary Ann P seconded the Motion. All approved.

- IV. Officer Reports:
 - A. President Report:
 1. 150 people attended the Manchester Township Scam presentation on July 17, 2024 at CV5 clubhouse.
 2. Mayor Arace requested to speak to the CV5 residents, however, he is not able to attend the next Open Meeting. Judy Noonan, Mayors Legislative Assistant, was advised to contact Julie Velez, President of the Resident's Club for the Mayor to possibly attend a Resident Club meeting.
 3. The Technology Sessions will resume in September.

 - B. Treasurer Report:
 1. A \$167,000, 2 - year CD was purchased with an interest rate of 4.8% with Empower Federal Credit Union (insured by FDIC). The 2- year CD was selected due to forecasts of dropping interest rates in the future.
 2. As of June 30th, there was a net income of \$13,000, leaving a budget deficit of \$38,208. Deficit is caused by unrecouped legal fees and contracts payments.

- V. Administrator Report:
 - A. Clubhouse:
 1. A tree has fallen behind the Clubhouse and some diseased Cherry trees had to be removed.
 2. The rear walkway and railing are in need of repair.
 3. Jersey Shore Sprinkler advised that a couple of sprinkler heads need to be taller.
 4. Landscaping: The Resident Club is funding the landscaping for the Clubhouse. A Six Step Program was recommended with a cost of \$1200 - \$1500.

5. Solar lights were installed on the signs at the Village 5 entrances at a cost of \$50 for 12 (also funded by the Resident's Club.)

6. Maintenance will remove the Plymouth CV5 sign for painting.

7. Two weeks ago, the AC condenser stopped working in the Mainhall of the Clubhouse during Bingo. PEMCO Electric repaired overnight (a wire from the wall to the condenser was replaced.)

8. Quotes for the Electrical Panel are being solicited. Curray Electric suggested re-labeling for \$4,500. Greg Wright suggested hiring an Engineer. Pemco will provide a quote. Joe Bahr Electric did not provide a quote.

9. Kitchen: Resident club is purchasing a new refrigerator and would like to install a new commercial gas stove with a grill. The project would involve, gas installation, venting, contract work, and permits. Estimates received so far came from MAB and FYTER are between \$35,000 and \$40,000. This project is under consideration by the Board.

10. The handicap bathroom has been painted.

VI. Unfinished Business:

A. Firewise: Nancy E reported that an email was received from Firewise that CV5 application was accepted for a \$4,200 grant for 2024.

B. Carpeting: Steve C has requested a quote from J & L Carpeting for new carpeting.

C. Floors: The floor cleaner/waxer has been purchased.

D. Roads: Eosso presented a quote for road work identified in the Reserve Study. Quotes will also be received from Top Coat and Swift. Cathleen is working on an RFP.

E. Bylaws: A Trustee Adhoc meeting will be scheduled to arrange for residents to vote on the proposed new Bylaws after the Trustee Election.

F. Electronic Work Order Forms: Cathleen will reach out to TOPS Computer System to explore possibilities.

G. Accordion Doors: The doors were repaired after damage caused by the break-in.

VII. New Business:

A. Two retaining walls are identified as needing work in the Reserve Study. Inspection will be done.

Question: Mark Poyner asked if the Hilltopics can acknowledge the donations from the Residents Club for the landscaping project. R/ Absolutely, October's Hilltopics would be the next issue available.

Mark Poyner departed the meeting at 11:30 AM.

Meeting adjourned at 12:00.

Nancy Eldridge
Secretary