

**Minutes of Crestwood Village Five
Executive Board Workshop
November 26, 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 Carroll, Mary Ann Payne, Ed Kirkwood, Betsy Gordon, Karen Pedersen; Administrator Cathleen Blackwood; Absent: Steve Berwanger; Guests: Carmine Coppola

- III. Minutes: Betsy G made a Motion to accept the minutes of the Executive Workshop of November 19, 2024, Ed K seconded the Motion. All approved.

- IV. Officer Reports:
 - A. President Report: Mary Ann P reported that Steve B is coming home tomorrow.

 - B. Treasurer Report: No change from last report. The Income & Expense Statement for 10/31/24 is complete showing a slight increase of Income over Expense.

- V. Administrator's Report:
 - A. CV5 Accountant Skip Bauer confirmed that the Corporate Transparency Act from FINCEN does apply to HOA's. Kelly Crick will prepare the form.

- VI. Unfinished Business:
 - A. Betsy G reported that John's Landscaping has been blowing leaves in the Common Areas. When reported to John, he sent them back to blow them out of the Common Area. Also, the mowers traveled over her patio. Another local landscaper has shown an interest in servicing CV5, Cathleen will invite them to a Board meeting.

 - B. Steve C provided updates to proposed Bylaws based on recommendations from the Open Bylaw meeting suggestions:
 1. Removal of "During garden season" from Article V Section 6.K.
 2. "Occupy" to be changed to "Have possession" in Article V Section 6.S.
 3. "Sexual Orientation" to be added to #8 Congeniality in Article V Section 6.S.

Question: Carmine C: If the NJ State law passes to allow any age to own, can they own but not reside?
R/ CV5 Bylaws allow under age 55 to own but not reside.

Betsy G made a motion to accept the changes to the Proposed Bylaws, Karen P seconded the motion.
All approved.

Question: Carmine C.: Won't new investors vote no to the fines moving to the Rules and Regulations?
R/ Homeowner's may vote yes to some Bylaw changes and No to others, at least the Bylaws will be updated and all sections meet the law requirements.

C. Cathleen B reported that the AT&T presentation has been cancelled.

D. Betsy G reported that Automatic Doors Unlimited gave a quote of \$32,449.50 to replace the rear double doors in the Main hall, remove the interior door assembly between the hall and the outside door by the Library and add a security plate to the exterior door by the Library. Door Jockey had given a previous quote of \$45,000 and did not update. ADS, and Allegion Doors would not provide a quote. Mary Ann P made a motion to accept the quote from Automatic Doors Unlimited, Ed K seconded the motion and all approved.

E. Cathleen B is conferring with LeRiche Electric regarding the electrical requirements for the Vent installation in the Kitchen.

Carmine Coppola departed the meeting at 10:45.

Meeting adjourned at 12:15.

Nancy Eldridge
Secretary