

**Minutes of Crestwood Village Five
Executive Board Workshop
September 9, 2025**

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, Betsy Gordon, Steve Carroll, Mary Ann Payne; Administrator Cathleen Blackwood; Absent: Ed Kirkwood, 10 Homeowners

- III. Minutes: Betsy Gordon made a motion to accept the minutes of 9/2/25, Mary Ann Payne seconded the motion. All approved.

IV. Officer Reports:

A. President Report:

1. Congratulations to the elected Trustees. Elected Trustees were asked to submit a paragraph for the Hilltopics. At current count from the election:*

Ken Freeman (210 votes – 2- year term)
Steve Carroll (200 votes – 2-year term)
Mary AnnnPayne (198 votes – 2-year term)
Eileen Ringen (197 votes – 1-year term)
Dennis Coyne (186 votes)

*The results could change if eligible postmarked absentee ballots are received.

2. The Trustees received folders with the Oath of Office, the Code of Ethics, a Calendar of Holidays, Closings, and Board Schedule. A list of Trustee Jobs will also be made available to the Trustees. The Oath will be administered after the final Election Committee count and return of Trustee, Ed Kirkwood. The elected Trustees shall take office in October. As requested by Leslie Schaak, a note from Leslie Schaak was also distributed to the Trustees.

3. Bylaw Votes: The Bylaw changes were voted down and the vote is legally binding. The Crestwood Village Five attorney has been contacted for advice on how to proceed, specifically, with the fence issue and the District Rep requirement in the Bylaws. The current Bylaws call for 2-foot high fences allowed during growing season (not the 4-foot high fencing that homeowners have been installing). Also, there have been several attempts to obtain volunteers as District Reps without success.

B. Treasurer Report:

1. Welcome to the new Trustees, looking forward to working with you.

2. I will reach out to the Auditor for his End of Year Audit results

3. A US Treasury Bill was purchased for \$1,204,000 at a rate of 4.045% with a maturity of 10/2/25. Short term investments are being made to keep funds fluid for the Road Project.

4. It was a surprise that the Bylaw changes were totally turned down. The updates that were required by law will become an amendment and will be codified and filed with the County Clerk. We will wait to hear from the Attorney regarding the requirement for District Reps and the fencing issue.

V. Trustee Reports:

A. Steve Berwanger announced, the Holiday Party is scheduled for December 13, 2025 from 1:00 to 4:00 PM.

B. Mary Ann Payne welcomed the new Trustees and discussed the new Stout Bus schedule. There have been some hiccups, specifically on the new Sunday scheduling. The CV5 office did coordinate with the Village responsible for scheduling and the issue was rectified. The new contract calls for six days of service and different trips are included.

C. Nancy Eldridge mentioned the Firewise Night to be held at CV5 on Wednesday September 17th at 6:30 PM.

D. Betsy Gordon welcomed the new Trustees with the hope that we can continue to keep up the good work. It takes more than 1 hour per week and many hours expended to serve the Community.

Questions:

1. Sandra Stolman, 68C Milford: The Bus Service stipulates that if a resident cancels 3 times, they will be taken off the schedule, what if you wake up sick on Sunday? Mary Ann P: That rule is just to mitigate abuse, there will be extenuating circumstances. Steve B: The schedule will be updated as follows: 2nd Tuesday = Ocean County Mall and 4th Tuesday = Brick Plaza. The hours depicted are from pick up to drop off, not time spent at the store.

2. Linda Norulak, 16 Drake St: Requested clarification of the vote for Bylaw changes. If you didn't submit a ballot you agreed with the changes. How many negative votes were received? Steve C: 197 total negative votes were received: 128 negatives votes for removal of 2-foot fence requirement and 139 negative votes were received for removal of District Rep requirement.

Steve B: There were two ways that the vote could have been taken: 1) Per Bylaws: over 50% of homeowners vote yes or no, or 2) Per Radburn Act: If 10% of homeowners vote no, the Bylaw change is voted down. The Radburn Act method was used as previous attempts for over an 50% vote, did not succeed.

3. Sal Delarosa, 23 Auburn:

a. What is the policy for repairs (who fixes what?) Regarding the underground pipes, I can only get insurance from the house to the finger street and was told by the Township that they are not responsible for the finger street. Steve B. The finger streets are a gray area, we will also check into it.

b. Is the homeowner responsible for the driveway paving? Steve B: Yes. The contractor selected for paving will offer to pave driveways at the homeowner's expense. Prices may fluctuate based on quantity.

c. Who is responsible for the retaining wall repair? Cathleen B: We will take a look at it.

4. Doreen Scarpula, 27B Canton: Can you ask the attorney if we can go back out using the Bylaw method to change the Bylaw vote. We can go door to door to encourage people to vote. Maryann P: We can not go door to door, as there is not way to control and verify the voter's identification and if they are in Good Standing.

5. Wendy Webster, 7 Valley Ct: Who is responsible for dryer vent replacement? Cathleen B: The homeowner is responsible for dryer vent replacement. Give me the address and I will check the history and get back to you.

6. Brian Scarpula, 27B Canton expressed concern for the requirement for 2-foot rabbit wire fencing. Steve B: We are looking into it.

Nancy Eldridge
Secretary