APPROVED
MEETING
MINUTES
Date: 10/27/2026

Minutes of Crestwood Village Five

Board of Trustees Meeting

October 20, 2026

Open Session

Trustees in attendance: Steve Carroll, Ed Kirkwood, Betsy Gordon, Eileen Ringen, Anthony Zoccali, Carol Margretto

Absent: Maryann Payne

Administrator Cathleen Blackwood

Guest: Gail Van Bergen, Iris Derue, Gerry Gontarz

The meeting was called to order by Betsy Gordon at 10:00AM with the Pledge of Allegiance followed by a moment of silence. Betsy Gordon made a motion to approve the minutes from October 13, 2026; Steve Carroll seconded the motion and all trustees present approved.

Betsy G reported that the first Fall cleanup will begin the first week of November.

Ed Kirkwood shared that the Residents Club made donations to the EMS and Fire Department. Cathleen Blackwood stated that the Fire Safety presentation given at the Residents Club meeting was very informative and Anthony Zoccali noted that 38 people attended.

Steve Carroll reported that the Income and Expense balances as of August will be appearing in the upcoming Hilltopics. He noted that while the report indicates a "deficit" of approximately $54,000, that amount includes $43,000 of pre-paid insurance. He added that there is $2,876,000 in the CV5 Reserve Account for capital reserve funding. Steve also gave an overview of the Medicare Education Series Seminar that he attended on 10/19 at the CV5 Clubhouse: The seminar was hosted by Liberty Insurance Associates. The following topics were discussed: Part D prescription drug coverage, various Medicare Advantage and Supplement options, 2027 changes and updates, enrollment periods and deadlines and ways to reduce costs and avoid mistakes. Steve noted that another seminar will be hosted on 10/26 at 10AM in the CV5 Clubhouse for anyone interested in attending.

Cathleen Blackwood stated that CV5 has had three speed studies conducted to date: the first on Penwood Drive, the second on Canton Drive and the third on Deerfield Drive. She explained that the Speed Signboard is reserved and installed by the Manchester Police Department in order to collect and analyze data and provide feedback about problem traffic areas. The sign logs traffic speeds & volume and displays the driver's current speed. The speed sign which was installed on Deerfield Drive on August 18, 2026 revealed the following data: 1,000 cars per day

drove past the sign. 85% of those drivers are traveling at or below the speed limit. The average speed posted was 18.79 miles per hour. The speed signboard slowed down approximately 25% of vehicles when they approached. The maximum speed was 46 MPH. Cathleen B expressed surprise at the findings and said that she would like to mention the Speed Study results in the upcoming Hilltopics.

The 2026-27 Holidays & Closures list, 2027 Open Quarterly Meeting Dates list and a copy of CV5 Streets was distributed. Cathleen B shared that the organization Somebody Cares has been given permission to use the CV5 Clubhouse parking lot on November 25th as a pick up location for Thanksgiving turkeys.

Carol M asked if purchasing CDs was the only avenue of investment for CV5. Steve C stated that when CD rates are not good, investments are made in US Treasuries which are guaranteed by the US government. He added that we do not invest in equities or bonds as there is no universal government guarantee. Carol M also asked if the process for requesting a dryer vent cleaning could be printed in the Hilltopics so that residents are aware of the procedure. She also asked if an informational piece be printed describing the Residents Club mission, activities and financial procedures.

Iris Derue spoke about encouraging membership in the Residents Club and exploring ways to increase attendance at meetings.

Gail Van Bergen asked if the HOA had to pay for the speed sign studies. Cathleen B explained that the signs were installed at the 3 locations in CV5 at no cost to the Association. She added that we're on a waiting list for a sign to be installed at a fourth location in the village.

A written list of questions/concerns posed by Gerry Gontarz was distributed to the Board for a future discussion.

Gail Van Bergen, Iris DeRue and Gerry Gontarrz exited the meeting 10:30.

Open Session ended at 10:30

Eileen Ringen

Secretary