APPROVED
MEETING
MINUTES
Date: 11/17/26

Minutes of Crestwood Village Five

Board of Trustees Meeting

November 10, 2026

Open Session

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

Administrator Cathleen Blackwood

The meeting was called to order by Maryann Payne at 10:00AM with the Pledge of Allegiance followed by a moment of silence. Anthony Zoccali made a motion to approve the minutes from November 3, 2026; Ed Kirkwood seconded the motion and all approved.

Cathleen B shared the following: She would like for the Residents Club to host a speaker from the Manchester Senior Services in January. Anthony Z agreed to ask if a speaker could be put on the agenda in January. Anthony Z also agreed to confirm when the Residents Club would be hosting free flu shots. * Cathleen B announced that the CV5 Clubhouse recently passed its Manchester Township fire inspection, satisfying all categories required including lights, security systems, fire alarms & sprinklers, means of egress, etc. We also recently passed our boiler inspection. * To date, no new residents have responded to their invitation to attend the CV5 New Resident Meet & Greet. Cathleen B stated she would reach out again via phone on 11/13 * The manager at The Venue was contacted and asked if their Alternative Dispute Resolution members could provide assistance handling an ADR at CV5 * We are awaiting estimates to install a mini-split system in the Clubhouse * Due to safety concerns about several circuit breakers tripping in the clubhouse, Pemco Electric has been contacted to inspect the electrical panel. It was noted that our older electrical system may need to be replaced due to safety concerns and outdated capacity. Steve Carroll offered to assist with getting multiple bids from electrical contractors. Cathleen B stated that it would be a substantial project requiring the closure of the Clubhouse for a couple of weeks with the office running on power supplied from an onsite trailer. *

Open Session ended at 10:15

Eileen Ringen

Secretary