**WHITING STATION BOARD OF TRUSTEES OPEN MEETING MINUTES, JUNE 20, 2023 (Virtual/Simulcast in Ballroom)**

**(Pending formal board approval at next HOA meeting on July 18th, 2023)**

(To receive a Zoom invitation: Register at the Residence Connection on [***www.whitingstationcommunity.org***](http://www.whitingstationcommunity.org)under the Homeowners Association tab and follow the instructions)

**Board members:** Mickey Ribera (Pres.), Lou Ann Breaks (Vice Pres.), Bud Havens (Treas.), Barbara Hubbard (Sec.), Trustees: Carney Siciliano (Assist. Treas.), Ralph Ruggiero

**Call-to-Order/Welcome**-6:30PM, Mickey Ribera

**Initial Resident Q&A –**

* *JF (121 MGL)*- Is not receiving the Whiting Station emails. *Mickey: Touch base with you after the meeting to straighten out.*
* LS (140 MGL)- Did not receive email that posted the agenda. *Mickey: The agenda for our meetings is always posted on the Whiting Station website from now on as well as posted on the clubhouse bulletin board.*

**Review of minutes from preceding open BOT meeting,** (5/16/23)**:** Barbara Hubbard

Barbara filed motion to approve; Bud seconded. All approved.

**Treasurer Report, Income & Expense statement:** Bud Havens

Treasurer report & Income/Expense statement through 5/31/2023 was distributed to all trustees for review.

As of 5/31/23:

Total assets- $915,045

* 2023 Budget- no issues, $8,900 under budget.
* Two maintenance fees overdue in May - Accounts are in accelerated assessment with a lien filed*.*

**Bus:** Lou Ann

* 6/22 is the first Blue Claws game. If anyone has an interest in attending another game in August, please contact either LouAnn or Joan.
* July 14th- Monmouth Track Park. Anyone interested in the Dining Club please submit a check for $32.95 and make check payable to Whiting Station HOA. Please put your form in the activity box in the card room.
* July 19th out to lunch at Tuckerton Stewarts for Hot Dogs and Lobster Rolls. Walmart afterwards.
* August 22nd out to lunch at Captains Inn.
* July 10th from 4PM to 7PM. Cousins Main Lobster Truck will be at the Club House parking lot.

**Covenants Committee:** Lou Ann

* Looking to make some changes in the R&R and architectural  guide lines. More information to follow next month.

**Lawn:** Barbara Hubbard

* We have been replacing many sprinkler heads due to them not retracting after sprinkling. We would appreciate (if you can) to please press down any sprinkler heads that are sticking up in your lawn prior to Friday’s mowing. Turfmasters will not be responsible for any damage done to sprinkler heads
* Depending on rain, Turfmasters may apply insecticide and fertilizer treatment next week. Will try to give residents one to two days’ notice.
* Received several requests for lawn services that are currently not included in Turfmasters lawn maintenance contract. Some items covered and not covered by our lawn service provider:
* Edging will be conducted once/month, not every week.
* Lawn mowing is conducted once/week at a total of 25 cuts.
* Weed-whacking occurs on garden edging and tree edging. Contract does not include weed-whacking rock garden beds that are created by the resident.
* Turfmasters will blow patios or sidewalks if there are any residual grass clippings left from the mowers. However, they will not blow patios or decks that are surrounded by either garden beds or by railing (that prevents clippings from landing on patio)
* The raking of any tree droppings such as acorns, maple tree helicopter seeds or pine needles is not part of the existing lawn maintenance contract. These services are the responsibility of the homeowner.
* The pick up and removal of large branches is the responsibility of the homeowner; please do not leave branches on the curb- they will not be picked up.
* During Fall, there will be 3 clean ups for lawn areas only. The blowing out of garden beds surrounding the house will be an additional $4.00 per household. (To be discussed by the board of trustees)

**Architectural Committee:** Carney Siciliano

Requests for May 16 through June 16 -

27 new applications:

* 542 PLN: Plant 2 trees (1) New (1) Replacement, A*pproved*
* 1 MGL: Remove 3 trees, (safety issue)  *Approved*
* 341 GAR: Driveway repair/repave

 *Approved*

* 405 LILY: Remove Deck Replace to 12x20 *Approved*
* 706 ORCHID: Replace existing Vent Pipe *Approved*
* 168 MGL: Remove Tree – Common Area *Denied*
* 648 PLN: Add 42” Panels on 2 sides of the Deck *Approved*
* 574 PLN: Replace Awning, Door, Landscape, Fence, Porch, Patio, Shutters and Tree *Approved*
* 528 PLN: Parking Concerns reviewed

 *Denied*

* 531 PLN: Paint Home, Trim Shutters, Door, Power wash *Approved*
* 548 PLN: Replace Garage door top windows *Approved*
* 337 GAR: Plant (1) new Tree *Approved*
* 68 MGL: Replace top pane window cracked *Approved*
* 528 PLN: Parking concerns request Revisited *Denied*
* 630 PLN: Remove (3) Pine Trees (1) Dead (2) Dying *Approved*
* 325 GAR: Trim Trees and Remove Pine Shrubs Patio *Approved*
* 68 MGL: Remove (1) tree and trim (2) trees *Approved*
* 550 PLN: Remove (2) small dead trees, landscape Flower beds, remove slate, paint front door *Approved*
* 18 MGL: Deco block 12” on each side of driveway  *Approved*
* 107 MGL: Recover existing Roof

 *Approved*

* 337 GAR: Reapply for Common Ground Concerns *Denied*
* 100 MGL: Install Lattice around Generator o*n Hold*
* 644 PET: Paint Shutters, Entrance Door, Garage Door, Install New Storm Door *Approved*
* 640 PET: New Sliding Glass Door  *Approved*
* 8 MGL: Replace patio with TREX 12x20  *Approved*
* 78 MGL: Remove small tree (dying- half dead) *Approved*

Some reminders for future Requests:

* Please mark the tree(s) in question so we can review the correct tree.
* Please always initial the bottom of the application

**Clubhouse & Pool:** Mickey

Butch is still recuperating.

* Changed 2 push valves that were leaking at a cost of $350
* Installed the 2nd canopy at the pool. (Now we have 2 canopies for shade)
* 22 pool volunteers working well, 4 of who monitor the Aquatic Visions system. David (new custodian) opens the pool during weekdays.
* Reports of children going to the pool alone. ALL non-residents must be accompanied by the resident when going to the pool.
* Please smoke or vape in the designated area at the pool. Please put pool furniture back in place at the end of your visit.
* David (custodian) replaced a timer switch for ballroom lights, saves us an electrician call.

On a second note, I want to thank all volunteers who helped with the canopy as well as Lynne Sweezo who accepted the (open) election chair appointment. (Regina needed to step down)

Furniture for the Pool**:** Lou Ann

* Looking into new furniture for the pool area. 10- tables (48") around the pool and 3 tables (42"). Also, some new chairs. Plan to fix older chairs so everything will look the same. We will not be able to get the furniture in for this year’s season.

**Recreation Committee:** Mickey

* Resident voting for multi- recreation court choice complete. Option #3 (2 pickleball, 1 shuffleboard, 1 bocci ball and one golf putting green) was the option of choice. (73 votes)
* Bud explained the financing of this project at the Town Hall meeting.
* Project will begin in the Fall.

**Irrigation:** Ralph Ruggiero

* 30 repairs made in the past 8 days. (Work orders caught up to date)
* Because of covid, DEP approval for certifications is delayed.
* Well #2 pump is broken. Scheduled for emergency replacement on June 22nd. Cost is approximately $8400. 36 homes affected.
* Self-irrigation is important. The sprinkler system serves as a supplement to the rain.
* Please always post your well # and zone when submitting a work order request.
* Any questions or concerns, please contact Ralpg at the email address posted in *The Express.*

**Budget Committee:** Bud Havens

The Budget committee is continuing to work on preparing the 2024 budget.

**Residence Club:** Diane Southern

* Ice Cream social July 22nd. Please fill out registration (on back page of most recent *EXPRESS*) so we can get a head count.
* September is pig roast.
* Trash and Treasure is June 24th. There is no rain date.

 **New Business:**

Discussion and Vote on approving Seal Coating Repairs- Bud

EOSSO Paving Proposal 1402-2. Will continue our recent paving projects to preserve and condition Orchid/Petunia and the community Fingers so they will last until the next repaving effort. The total cost of $55,445.00 is line with the new reserve study cost estimates. This seal coat project will be paid from the Reserve Fund.

 Proposal 3006- Infrared patch- Bud

Repair the finger at 56 MGL with an infrared patch to restore damage from underground and tree root degradation, the tree roots have been trimmed. Cost of repair is $1,999.22 and is in line with previous repairs. This repair will be paid from the Deferred Maintenance fund.

Bud moved that EOSSO Brothers Paving Proposals 1402-5 – Sealcoat Orchid/Petunia and all Fingers for $55,445.00, and 3006 - Infrared Patch 56 MGL for $1999.22 be accepted and approved. Barbara seconded, all approved.

Discussion and vote on accepting one quote only for emergency replacement of Well #2 pump by Jersey Shore Sprinkler- Ralph

This is an emergency repair to replace the pump on well #2 (out of service for at least 4 weeks) Our existing servicer can perform the replacement this week, (at a cost less than the cost of the last pump replaced in 2019). Ralph moved that we accept one quote from Jersey Shore Sprinkler Services at a cost of approximately $8400. (Which will come from the Reserve Fund). Lou Anne seconded, all approved.

**Q&A Resident Final Questions (after board meeting)**

* *JK- (309 GAR):* *Do I need to fill out a work request for repainting my deck?* Mickey- as of today, yes, a work order request is necessary.

 **Meeting was adjourned at 7:12 PM.**

 Next meeting, HOA Summer Forum, July 18th Clubhouse only.

*Respectfully submitted,*

*Barbara Hubbard, Secretary*