**WHITING STATION BOARD OF TRUSTEES OPEN MEETING MINUTES, August 15, 2023 (Virtual/Simulcast in Ballroom)**

**(Pending formal board approval at next HOA Zoom meeting on September 19th, 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

**Initial Resident Q&A –** none

**Call-to-Order/Welcome**-6:35PM, Mickey Ribera

**Review of minutes from preceding open BOT meeting,** (7/18/23)**:** Barbara Hubbard

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

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

Treasurer report & Income statement through 7/31/23 was distributed to all trustees for review.

As of 7/31/23:

* Total assets- $880,372
* 2023 Budget- no issues, $8000 under budget to date.
* Two maintenance fees overdue in July - Accounts are in accelerated assessment with a lien filed.

**Bus:** Lou Ann Breaks

Upcoming Trips:

9/12: Surf Light Theater, “Grumpy Old Men” $59

Sign up by Aug 15th

9/5: St Stevens Pub, Spring Lake

9/6: Atlantic City

9/13: Ikea

9/20: Jersey Pizza Boys

9/26: Mum Farm

**Covenants Committee:** Lou Ann

Community looks good; Many homes are now power washed.

Reminders-

* PLEASE-Do not feed the wildlife
* Do not leave wheel barrels, ladders outside.

**Lawn:** Barbara Hubbard

* Apologize for lack of lawn service due to the sealcoating.
* Many lawns are getting marred from the mowers stopping or turning suddenly. This is due to the lawns being damp and with all the trees, are in shady areas. Please be patient; Turfmasters will reseed this Fall to correct the damage.

**Architectural Committee:** Carney Siciliano

17 Architectural requests, all approved:

Requests from 7/19 to 8/15:

574 PLN: New Patio Railing 42” Aluminum Approved

304 GAR: Side Panel by Roof emergency repair Wind Approved

563 PLN: Cut down dead tree -Approved

574 PLN: New Roof, Sunlight’s, Sun tunnels, Gutter Guard Approved

412 LILY: Front yard Tree Concerns Trim Only Not Cut Down Approved

53 MGL: New Patio over concrete, planter boxes corner 42”Approved

337 GAR: Remove 3 shrubs, front windows with Screens Approved

176 MGL: New storm door/new shutters same color Approved

563 PLN: Replace 3 front windows with a Bay Window, same size and color Approved

563 PLN: Cut down dying tree hanging over home Safety Approved

302 GAR: Remove & Replace front sidewalk Approved

562 PLN: Home Trees trimmed and 1 dead tree remove Approved

184 MGL: Common ground dead tree Approved

77 MGL: Paint Home front all doors, trim, garage same color Approved

511 PLN: New Air Conditioner/Furnace & Coil System (Emergency Repair) Approved

544 PLN: New Roof, New Ice Shield, Pipe Boots, Stain Deck, Work in Existing Garden Beds Approved

544 PLN: New White Front Door- Approved

**Club House & Pool:** Ralph Ruggiero

* Clubhouse running smoothly, David, (new custodian), is doing great
* Pool was tested and repairs were made to two hydrostatic valves, one pool pump has a leaking seal. Cost will be $270.00 to repair. They recommend updating pool room filter system; a proposal is in progress.
* Discussed extending pool season; looking to keeping it open through the pig roast (by September 16th)
* Turfmasters will be trimming and weeding the pool area, as per contract

**Irrigation:** Bob Reeves (Mickey)

* Since 7/1, 21 work orders received. 100% handled on a timely basis.
* Work order turnover rate is much improved.
* If you have an issue with filling out work order, Bob Reeves can stop by and help you.
* Current contract with JSLS will expire after this season. Ralph obtained quotes from 3 contractors, (including JSLS). HOA Board will review and discuss with each contractor before a decision is made.
* Thank you all for your patience during the seal coating project. We have been actively trying to water lawns in between their work.
* Reminder- please check sprinkler heads to make sure they are not sticking up so that the mowers could damage.

**Budget Committee:** Bud Havens

* The 2024 Budget committee completed and presented the Whiting Station Operating 2024 Budget for Board review and approval.
* Thanks to the Committee Members: Maureen Lobello, Diane Reeves, Jim Motttershead, and Sharon Barker for their participation.
* The Resident’s Budget Letter will be distributed to all member households before 9/15 as required by our governing documents.

**Residence Club:** Mary Ruggiero

* New residents get together 8/19, 6-7PM new residents, 7-9PM all can attend
* 9/16 Pig Roast, $28/person, cut off for response is Sept 8th, check the Express
* 9/23, Trash for Treasure scheduled
* 9/28, Medicare rep will come @ 2 PM
* 10/14, Volunteer lunch
* 10/28, Halloween party
* 11/4, Craft fair, baked goods needed
* November, decorating holiday tree
* 12/9, Holiday party

 **New Business:**

Discussion & Vote- On Tennis Court Refurbishing 2024-2025- Bud Havens

The Recreation Committee, non-Board members of the committee have presented their recommendations to the Board. Of the three options…

1. Pro-formance w/ Flex Court Surface- Total cost quoted is $95,155
2. Kurt’s Kourts w/ Probounce Surface- Total cost quoted is $90,270
3. Kurt’s Kourts w/ standard asphalt surface-Total cost quoted is $64,970

…the Committee feels that the standard surface (option #3), gives the community everything they asked for at a price that is within the budget. We also want to complete this project by the end of 2023; If we exceed the Capital improvement cap of $84,119, we would need to postpone installing the putting green until 2024. From the financing perspective, The Reserve Study has provisions for repairing and replacing the existing tennis Court and replacing the Shuffleboard Court – the replacement funds are schedule for several years in the future, but there are sufficient funds in the Reserve Fund to provide $40-$50,000 to this project without disturbing existing long-term investments. Bud recommends that the remainder be paid from the Discretionary Fund, which currently has approximately a $80,000 balance.

Mickey made a motion to accept Kurt’s Kourts proposal for standard surface, option #3, Barbara seconded, all approved.

Agreement for the Residents Club Guidelines to be modified. – Bud Havens

 Bud filed a motion to modify the residence club agreement as follows:

First page, change the fifth item to read.

**“NOW, THEREFORE, BE IT RESOLVED**, on this 10th day of April, 2020 that the Board establishes a Residents Club to operate as follows; **(with modifications passed by Board Resolution on *9/8/2021*) (and as further modified, [item 15)], below by Board Resolution on *8/15/2023*)”**

            -and-

On the last page, change item 15) to read.

“HOA Funding: The HOA agrees to budget the DVD and Book Libraries in the amount of $2,500/year, and budget the Volunteer Luncheon and New Residents’ Gathering in the amount of $2,000/year. This funding will come from the Management Account and may increase as cost of services increase.”

Lou Ann seconded the motion, all approved.

Operating Budget of 2024- Bud Havens

Bud made a motion to adopt the Whiting Station Operating 2024 Budget as presented. This budget will raise the community maintenance fee from the current $168/month to $172/month. Ralph seconded, all approved.

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

* *KS- (40 MGL):* 1) Received the Rules and Reg booklet; On the paper that discusses widening the driveways, Additional guidelines, item 7 states that the homeowneris responsible for any damage caused by snow removal*. Mickey- That was just brought to my attention. This was part of the old document when we discussed widening the driveways. We are going to re-look at this- I am sure that this will be amended.* 2) Are homeowners able to install their own underground sprinkler systems? *Mickey- Yes, but this must go through and be approved by the board.* 3) Has anyone every thought about giving board members a reduction in HOA fees so we can get more interest in people running for the board? *Mickey- This question has been brought up in the past. This would compromise the interests of the board.*
* *RG (69 MGL):* What is actually being done to the tennis court? *Mickey- We will be resurfacing the asphalt surface for the two pickleball courts, we will be installing a shuffleboard court and a bocce ball court plus installing a golf putting green. (Option 3 during the voting) This will be completed by 2023*
* *KS (40 MGL)* On the proposed courts, how are you going to separate the pickleball courts from the rest of the courts? Will there be a fence to prevent the balls from going into the other play areas? *Mickey- There should be ample room between each court that a fence or gate is not necessary. However, if needed, we can always add a fence at a later date.*
* *SB (174 MGL)* 1. Can the tennis court base be upgraded to one of those nice surfaces at a later date? *Mickey- that would be very expensive to upgrade to a new surface area*

**Meeting was adjourned at 7:18 PM.**

Mickey filed a motion to adjourn the meeting. Lou Ann seconded, all approved.

 Next meeting, Open Zoom, September 19th

*Respectfully submitted,*

*Barbara Hubbard, Secretary*