**WHITING STATION BOARD OF TRUSTEES OPEN MEETING MINUTES** **(Clubhouse Ballroom), JULY 18, 2023**

**(Pending formal board approval at next HOA meeting on August 15, 2023)**

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

**53 Residents** in attendance

**OPEN FORUM NOTES-** Posted separately and in the ClubHouse Bulletin Board and Whiting Station website

**Mickey Ribera, opening comments**

* Four ballot openings; two retiring (Lou Anne and Bud)
* Sealcoating will be performed, tentatively scheduled July 31st for Orchid and Petunia.

**Call-to-Order/Welcome**-7:24PM- Mickey

**Review of minutes from preceding open BOT meeting,** (6/20/23)**:** Barbara Hubbard

Mickey filed motion to approve; Lou Ann seconded. All approved.

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

Treasurer report & Income/Expense statement through 6/30/2023 was distributed to all trustees for review.

As of 6/30/23:

Total assets- $894,500 (BUD?)

* 2023 Budget- no issues, $12,000 under budget. Expect to decrease as pool season continues
* Four maintenance fees overdue in June –Only have 4% overdue
* Completed Quarterly audit- no issues
* CD in depreciation fund- will mature

**Clubhouse & Pool:** Mickey

Butch had to step down due to health reasons. Ralph will now be in charge of this responsibility.

* We are losing water in the pool. Replaced two valves to help stop but still losing some water. Ralph scheduled to have a pool service company to come on July 28th to find the cause of the remaining water leak.
* Electronic monitor (ABS system) is testing the water every two hours.
* Clubhouse is being used frequently which is good for the community.
* Issue with air conditioning, (freon leak). Issue fixed.
* New custodian, (David) is handling many minor projects which saves us money. He is a true asset.

**Pool Furniture:** Lou Ann

* Working w/ two companies; Planning on purchasing 10- 48” tables, 3-42” tables (to put under the canopy), 20 new chairs and 5-lounge chairs. (For next year) Existing tables are tempered glass which can break and enter the pool (would require draining the pool if broken glass enters the pool) May want to sell existing tables at the Trash & Treasure.

**Architectural Committee:** Carney Siciliano

40 requests to date for 2023, 33 approved.

Requests between June 21 to July 18th -

13 new applications, 11 approved, 2 denied:

* 103 MGL: Remove infected tree, replant new A*pproved*
* 330 GAR: Complete new paved driveway  *Approved*
* 648 PET: New front door, paint garage trim, Shutters *Approved*
* 502 PET: White cover Gutters, new screens *Approved*
* 528 PLN: Parking revisited w/ board *Denied*
* 54 MGL: Paint deck/ gutter helmets *Approved*
* 574 PET: New electric garage, gutter guards, seal driveway, trim trees over homes, generator side, extend floral bed into back yard *Approved*
* 563 PET: Gazebo on patio

 *Denied*

* 178 MGL: New louvered shutters, paint front door *Approved*
* 574 PET: Re-mulch backyard floral display, slate walkway *Approved*
* 411 LIL: New gutters, same color

 *Approved*

* 325 GAR: Replace chase cover, paint cap/flashing-same color

 *Approved*

* 539 PET: New chimney replacement, galvanized *Approved*

Reminders on filing an architectural request:

1. Put the accurate date submitted. (Do not date until you submit)
2. Provide both email and telephone number.
3. Check the proper box of request type (or check “other” if needed with details)
4. Please provide DETAILS.
5. Contractor info and insurance to Sue
6. Please initial at the bottom

Carney cell 609-405-3234

Email: Carneysiciliano@gmail.com

Will be on vacation 7/21 through 7/29, contact Larry W. and Ed O. in interim.

**Bus-Covenants:** Lou Ann

* Hoping to get Lobster Truck back in Sept or Oct.

Bus

* Captains Inn in August
* Jersey Pizza boys, Surf Light Theater, Ikea and Mum Farm in September
* Joan and I retiring at end of year. We will need 2 people to take over the bus.

Covenants

* Friendly letters have helped minimize covenant infringements. If you cannot fix an issue within the requested time, please email me at whitingstationcovenants@gmail.com

**Lawn:** Barbara Hubbard

* Lawn service has greatly improved now that Turfmasters knows the neighborhood.
* Extremely hot weather is causing lawns to brown; not due to lawn service neglect.
* Fertilizer on hold due to extreme heat
* Reminder- twigs go to recycle center, do not leave on curb.

**Irrigation:** Bob Reeves (Ralph reporting)

* Many repairs conducted this spring.
* Jersey Sprinklers contract up this year; receiving new bids for next year.
* Still waiting for DEP certification and seals for meters.

Clubhouse & Pool

* Lights ordered for pool
* Collecting bids for power washing the clubhouse.
* Appreciate all pool goers on cleaning up after yourselves.

whitingstationsprinklers1@gmail.com

**Resident Committee:** Deb Cassens

* 120 people coming for ice cream social
* Pig Roast 9/26. $ 26 per person, respond by 8/28
* 9/23 Trash & Treasure 9:00-3:00 PM
* 9/28 Medicare seminar 2 PM, coffee & desert
* 10/28 Halloween dance
* 11/4 Craft Fair, need items for tricky tray baskets

**Recreation Committee**- Mickey

* Survey results included 2 pickleball, 1 Bocce Ball, 1 Shuffleboard, 1 putting- green
* Club members went to look at 2 types of court platforms. Waffle type little slippery, Pro-Bounce more solid and slip stable.
* Working on pricing; Board voting postponed until August meeting.

**Pump House & Recycle Issue-** Bob Reeves

* Bob and Mickey met with Mayor (June 23) on the town purchasing the land by pump house off of Petunia Lane. Towns people not very receptive; they are discussing an easement. Mr. Cokes, (original owner) may actually own the title. This matter under review and discussion with our attorneys.
* Recycle pick-up has been delinquent. If you have an issue with recycling, contact Mayor’s office.

**New Business:**

Resignation of Butch Cassens - Mickey

Mickey files a motion to appoint Bob Reeves to replace Butch Cassens. Lou Ann seconded, all approved.

 Discussion, Vote to Amendment Rules & Regulations on schedule A as posted on bulletin board and HOA website - Mickey

Many have to do with positive changes to allow more advantages for the community. Please review and let the board know if you have any issues. Mickey filed motion to accept amendments on Schedule A of Rules & Regulations. Bud seconded, all approved.

Discussion and vote a Resolution to add two amendments to our Covenants (schedule B&C) to our October 2nd ballet - Mickey

Takes 2/3 vote for each resolution.

1. Give board discretion on what time garbage cans can go out in the evening and by picked up. (Currently no sooner than 6 PM and no later pick up after 6 AM)
2. Fencing vs railings vs hedges around patios. Overwhelming differences at present. Let residents decide. All past board approvals must be abided by.

All approved.

Discussion and vote on a Resolution amending Architectural Guidelines per Schedule D- Mickey

Urge residents to look at agenda; Come to office, ask Sue to review guidelines.

* Several items will no longer require approval.

Mickey filed a motion to accept amendments of architectural guidelines per Schedule D. Lou Ann seconded motion, all approved.

Sealcoating Project- Mickey

This year plan is for Petunia Lane, Orchid and all fingers. Tentatively scheduled to begin 7/31st. Esso brothers will notify dates and schedule. Be on the look- out so you can plan for alternative parking.

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

* *MS (311 GAR):* Many of us would love to have a shed. Can we at least consider? (Given a certain dimension, a color to match the house and located where it is not visible from the main roads)? *Mickey: We already approved deck boxes. We will have a discussion.*

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

 **Meeting was adjourned at 8:27 PM.**

Next meeting, via zoom on August 15, 2023.

*Respectfully submitted,*

*Barbara Hubbard, Secretary*