

WHITING STATION BOARD OF TRUSTEES OPEN MEETING

MINUTES, September 19, 2023 (Virtual/Simulcast in Ballroom)

(Pending formal board approval at next HOA open forum/ board meeting on October 17th, 2023)

(To receive a Zoom invitation: Register at the Residence Connection on 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

23 Residents attended

Initial Resident Q&A – none

Call-to-Order -6:35PM, Lou Ann Breaks

Review of minutes from preceding open BOT meeting, (8/15/23): Barbara Hubbard
Barbara filed motion to approve; Bud seconded. All approved.

Treasurer Report, Income & Expense Statement: Bud Havens

Treasurer's report & Income/Expense statement through 8/31/2023 were distributed to all trustees for review.

As of 8/31/23:

- Total assets- \$884,948
- 2023 Budget- no issues, \$14,500 under budget.
- Four maintenance fees were overdue in August – 2 accounts are in accelerated assessment with liens filed.
- Other activity to report: the \$40,000 CD in the Depreciation Fund matured on 9/9; a \$55,000 1-year CD with a yield of 5.45% has been purchased to replace it.
- Residents' Budget Letters were distributed or mailed to all members on 9/8; reminder that the 2024
- In 2024, Maintenance Fees will be \$172/month. Coupon books will be mailed in early December to those not using Bank Bill Pay programs.

Bus: Lou Ann Breaks

- Don't forget to drop off checks to the activity box for your Longwood Garden Trip. Make check payable to Whiting Station HOA for \$23.
- The bus has a leak in the roof hatch but there will be a person coming from Roehrer to repair this. The bus will also be going into Celebrity Ford for a recall the first week of November.

Upcoming Trips:

10/11: Harold's Deli
10/18: Atlantic City
10/24: Peddlers Village
10/25: Smithville

Sign up sheets for the above are in the clubhouse.

Planned November Trips:

Grounds for Sculpture, American Dream Mall, Movie and Lunch.

Covenants Committee: Lou Ann

Just a few reminders-

- Please do not leave garbage bags out on trash day. We've seen skunks, racoons, and coyotes in the area.
- Please, no parking on the fingers.

Lawn: Barbara Hubbard

- Experiencing some issues with marring of the lawns due to the quick turning of the mowers. To minimize any marring, please park your cars on the main road prior to the mowers. This will minimize the mowers turning and causing markings on the lawn.
- Manchester will have curbside leaf pick-up on November 2nd.
- Turfmasters will be applying weed n feed in October; I will give 3-4 days' notice so you

can flag your lawn if no treatment is wanted.

Architectural Committee: Carney Siciliano
12 Architectural requests, 11 approved:

Requests from 8/16 to 9/19:

528 PLN: Paint front exterior door
Approved

97 MGL: Cut down 3 dead trees (safety issue)
Approved

61 MGL: Install gutter guards- rear of home
Approved

325 GAR: New Roof (rip-off), new Cobra vents,
close sun tunnel. Approved

632 PLN: Remove small tree (infected) replace
with new tree. Approved

563 PLN: New gutters and leaders, same
colors. Approved

509 PLN: Install fence around patio. (await
vote) Denied

539 PLN: New front door, new storm door
Approved

502 PLN: Plant 2 new trees road side of patio
Approved

504 PLN: Plant one tree back yard
(replacement) Approved

343 GAR: New roof (rip-off), new replacement
attic fan Approved

563 PLN: Replace 3 front windows with new
style- (Larger middle and 2 smaller side)
Approved

Some Reminders

1. Please provide details on your architectural request application; This helps me better understand your request.
2. When a working contractor is at your home, please ask them to park either in your driveway or on the main road.

Thank Larry Webb and Ed Oxenham for helping out during my medical leave

Club House & Pool: Ralph Ruggiero

- Clubhouse running smoothly, David, (new custodian), is doing great
- Leak on the clubhouse roof, will be addressed on Friday, (9/22)
- New roof for the pool house will be addressed on Friday (9/22)

- New pool furniture is being purchased.

Irrigation: Ralph (covering for Bob)

- Lightening strikes affected wells 1,8,9. Well #1 is waiting on JCP&L to repair. (electrical). The control board on well #9 was replaced. We are still tracing wires on well #8 to determine where the damage took place. Well #6 might have been affected as well. (To be determined by Jersey Shore Sprinklers)

Residence Club: Deb Cassens

Upcoming Events:

- 9/23 Trash and Treasure. 9 AM-3 PM. Please put your sale items on the driveway or in your garage (not on your lawn)
- 9/28, Medicare rep will come @ 2 PM to conduct seminar. Light refreshments will be served.
- 10/28, Halloween party/dance w/ DJ. Contest for best decorated pumpkins (most original and most scary). We need volunteers to help move furniture right after the party to prepare for the Craft Fair.
- 11/4, Craft fair, please help by donating baked goods. Last year we made \$933.00 just on baked goods; we would love to pass that goal.

New Business:

Discussion on a proposed amendment limiting Rentals and Corporate purchases- Lou Ann

Our attorney is working on an amendment that will eliminate purchasing homes using LLCs or any other corporate entities for investment purposes. We will have more information on this in the coming weeks.

Discussion and Vote on amending Driveway Architectural Guideline. – Lou Ann

The driveway Architectural Guidelines have been amended as follows:

- Removal of the following statement under item 7, “The homeowner is responsible for any damage that occurs due to snow removal.”

- Item 8 changed to "The homeowner is responsible for any damage to sprinkler heads as a result of driveway installation." Applies to any alterations to driveway. (You can extend your driveway width to a maximum of 1 foot on each side; this widening cannot be used for side-by-side parking purposes). Bud filed a motion that we accept the amended Driveway Architectural Guidelines as read. Barbara seconded, all approved.

Discussion and Vote on increasing fee for long term parking in the clubhouse lot.

We will be raising the fees to \$50 a month. Lou Ann filed a motion to raise the fees for long term parking to \$50 a month. Mickey seconded, all approved.

Discussion and Vote on an addendum to the Kurt's Kourt's contract- changing the surface construction from hard court to the Pro Bounce surface product.

Back in August of this year, the recreation committee recommended that Kurt's Kourt's install the asphalt surface for the pickleball court; One reason being is that we wanted to complete all work in 2023 and our budget would exceed our capital improvement limit if we installed the Pro Bounce surface. However, Kurt's Kourt's informed us that they will not be installing the pickleball court until Spring of 2024. With this new plan, we will not exceed our capital improvement limit in 2024, so we can now pursue the more premium surface. The extra installation cost for the Pro Bounce surface is \$19,530 which we will easily have the money for by next spring. Bud filed a motion that we amend the Kurt's Kourt contract for the construction of the recreation court to include the Pro Bounce surface on the pickleball court at an additional cost of \$19,530, which will be paid for from the reserve fund (about \$14,530) and from the discretionary fund (at about \$5000). Lou Ann seconded, all approved.

Vote on the purchase of the pool furniture from the Wickery

Lou Ann filed a motion to accept the purchase of the pool furniture from the Wickery (for the

2024 season) at a total cost of \$20,400. A deposit of \$10,200 will be paid this Fall to reserve the price quote. Ralph seconded, all approved.

Discussion and Vote to Change our Refuse Contractor from Waste Management to Stanley

Mickey-We received notice just this past week from Waste management (That is why it is not on the agenda for tonight) that cost for garbage pick is going up by about 75% (increasing from \$4200 to \$7400ish a month). In order to cover this cost, it would require an increase to our HOA fees by \$11/ month per household, an unsustainable amount given our budget. Another contractor, Stanley, services 6 out of 7 of our surrounding 55+ communities. Their cost (for a 3-year contract) will be comparable to what we are currently paying to Waste management, requiring no increase in monthly assessments. Pick up will be Mondays and Thursdays at 11:30 AM; service will commence October 1st, 2023. Lou Ann filed a motion to accept Stanley's Waste removal contract, (Upon attorney's approval). Ralph seconded, all approved.

Q&A Resident Final Questions (after board meeting)

- *TN- (337 GAR): Can we still put garbage out the night before?. Will we get a notice for this just so we can remember? Mickey- Yes*
- *CW (88 MGL): Can we get rid of zoom meetings? Bud- We will take that under consideration.*
- *RD (23 MGL) People on Facebook are discussing the very poor wireless cell service from Verizon Wireless. Can we do something as a community to resolve this? Mickey- The Mayor wants to come back to have a Whiting Station discussion. {perhaps this would be a good chance to address this issue. Perhaps we can send emails to him prior to his visit.*
- *MH (556 PLN) If Bud does not plan on re-running for the board, we should give him a retainer in 2024.*

Meeting was adjourned at 7:14 PM.

Lou Ann filed a motion to adjourn the meeting.

Lou Ann seconded, all approved.

Next meeting, Open Forum, Board meeting,
September 19th

Respectfully submitted,

Barbara Hubbard, Secretary