



**Whiting Station Homeowner's
Minutes of Annual Meeting
October 2, 2023**

Board members: Mickey Ribera (President), Lou Ann Breaks (Vice President), Bud Havens (Treasurer), Barbara Hubbard (Secretary), **Trustees:** Carney Siciliano, Ralph Ruggiero (absent), Robert Reeves

Call to order- Mickey Ribera 6:31 PM (52 residents attended)

Minutes from October 3rd, 2022 Annual BOT meeting- Reviewed by all board members. Mickey moved to accept and approve, Barbara seconded. All others approved.

Discussion of Fiscal Budget – Bud Havens

The formal Treasurer's Report through 9/30/2023 will be available at the 10/17/2023 board/forum meeting. The current report on the bulletin board is for the period through 8/31/2023. I have prepared a preliminary report through 9/30/2023 that is current through the end of September based on the current Balance Sheet, except for one item which I will identify in the following presentation:

- Current cash accounts balance: \$ 120,079.46. This includes a Petty cash account, our Operating Account from which we pay our bills and the Bus Gas Account.
- The Residents Club Account balance: \$ 18,419.07. This is the account that is not up-to-date, I will not have the up-to-date account balance until the 9/30/2023 account statement is posted by TD Bank.
- The Discretionary Account balance: \$ 59,368.64. This account is funded by the Capital Contribution paid by new residents on closing – it is not part of the annual budget.
- The Deferred Maintenance Fund balance: \$ 35,108.56. This account is for infrequent and/or unexpected expenses not covered in the annual budget service categories.
- The Deferred maintenance Snow Fund Balance: \$117,247.00. This fund is only used for snow removal/icing treatments. It is limited to a maximum of \$125K, which we will reach before the end of this year.
- The Depreciation Fund balance: \$ 67,470.54. Funds for replacement of the Bus and CH Equipment/furnishings.
- Replacement Reserve Fund balance: \$ 322,853.70. Used to maintain the major infrastructure of the community.
- Miscellaneous Accounts balance: \$ 33,554.87. These accounts include items such as accounts receivable and prepaid expenses (there is more detail on the posted Treasurer's report).
- The Fixed Asset balance: \$ 81,007.62. This reports the equity of CH equipment/ furnishings and the Bus. that have not been fully depreciated.
- Whiting Station Total Assets: Approximately \$ 855,109.46
- The HOA also holds maintenance fee payments that are made in advance (prepaid). \$ 21,152.00
- \$ 21,152.00

A review of the 2023 Budget implementation status:

- The Income/Expense report from the end of September shows:
 - All expense areas under budget except:
 - Irrigation Maintenance (\$ 4,257.03). Due to system shutdown budgeting not being accounted until November (with that this area would be on budget). There is some vulnerability here as repair

expenses from recent lightening damage have not been fully assessed.

- Trash collection (\$ 572.58). Deficit will be erased within 2 months with the new contract in place.
- Income areas in total overbudget by \$ 2,350.61. Overall, we are under budget by approximately \$ 20K.

The 2024 Budget was approved at the 8/15/2023 board meeting

- Setting the 2024 maintenance fee at \$ 172.00/month per household. Basis for the proposed \$4/month increase in 2024 monthly maintenance fees is primarily from the current effects and continuing trend of inflation on many budget expense areas and the nationwide trend toward higher insurance rates which have been increasingly exceeding inflation rates for several years.
- There will be a short reminder notice of the 2024 fee change in the November and December Express, as well as an announcement of the distribution of 2024 coupon books.
- Budget letter was distributed to all members in accordance with the Bylaws on 9/8/2023 (at least 15 days prior to the Annual meeting).

Bus- Lou Ann Breaks

The bus has had a wonderful year. Everyone had a great time with the trips planned. Some of the best received trips were Jersey Pizza Boys, Peddlers Village and Camden Aquarium, just to name a few. As always, if you have any ideas of trips to take please do not hesitate to let either Joan or myself know.

The bus had a leak in the ceiling by the emergency hatch. (which is now fixed). The bus is scheduled for a recall fix in November.

Covenants- Lou Ann Breaks

I want to thank everyone who responded to the friendly reminder letters. The community looks wonderful. (look how fast our houses sell). I want to take the time to thank the committee for their hard work.

Lawn Care- Barbara Hubbard

We had some issues this season with lawn marring (caused by the turning of the mower wheels). It helped when residents moved their cars to the streets during mow day (so the mowers can mow in a straight line). To date, Turfmasters has provided 20 cuts this season. Some important dates to remember this Fall:

- Last cut: Dec 1
- Town Leaf pick-up date for Whiting Station: November 2th
TOWN REQUIREMENTS: Leaves and Pine needles must be raked to the curb in a single row; Leaves mixed with any brush or debris will NOT be picked up by the town. (town is using large vacuum equipment). All brush, and garden waste, clippings and other plant waste must be placed in a separate container. Branches must be tied up into bundles less than 4 feet long. Loose and unmanageable branches or plant waste WILL NOT be picked up.
- Fall Cleanup: Begins in November: Starting November 10 weather permitting. Prior to the beginning of November, please remove any items in your garden or front and back porches that have the potential break during blow out or cleanup.
- Last Fall leaf clean-up will be close to Thanksgiving
- One more fertilizer/ Weed N Feed application: After last fall cleanup in November

Irrigation and Snow- Bob Reeves

My report will be from when I picked up the irrigation responsibility in July-

- We had 25 work orders in July. Two of which were relocation of heads at the owners' request.
- In August we had 10 work orders. We had the sealcoating project which resulted in the sprinklers being shut off periodically. Due to the zoning of the irrigation system, many households' sprinklers were turned off even if the sealcoating was being performed in a small area. We apologize for the inconvenience.
- In September we had 14 work orders which have been all completed. Wells #8 and #9 were struck by lightning (which were taken care of). We are still having issues with Well #1. Since JCP&L is involved (electrical issues) in Well #1, the correction will take extra time. Hopefully, our insurance will cover the cost

of resolving or correcting these issues.

- Our contract with Jersey Shore will end this season. We received 3 quotes from contractors, including Jersey Shore. Mickey and myself will be meeting with one contractor tomorrow to discuss.
- November 14th, the wells/ irrigation will be shut down for the season.

Pool and Clubhouse- Mickey Ribera (in Ralph's absence)

I want to express my thanks to Ralph who is recovering from surgery. Throughout the course of the year, he was moved from irrigation, (after handling start up issues and the new contracts search), then to the maintenance of the pool (due to Butches medical leave). In essence, Ralph was my go-to man throughout the year and worked very hard to support me.

Clubhouse- We hired a new custodian this year, (David Ketterer), who is performing his responsibilities very well and is a huge help and great addition.

Pool- As always, we had issues with the old pool equipment. The current equipment requires much maintenance. We did go to a new automatic system which records and monitors the chemistry of the water and feeds chemical automatically. (this saves us from needing volunteers to check the pool water every two hours) You may have noticed that we now have removable shade gazebos that many residents seemed to enjoy. Lou Ann has ordered all new furniture for the pool; we are getting away from glass top tables due to the potential; for glass breakage entering the pool. One of the pumps required a motor replacement; much of the pool equipment requires update which we will be looking into next year.

Architectural & Common Grounds – Carney Siciliano

I'd like to start with a joke but my wife told me not to.... "Everybody I talk to, we have a lot in common- because you don't know what I am going to say, and I don't know what I am going to say" (laughter)

- To date, we received 143 applications, all processed:

The breakdown:

- 24% (34) were tree applications, all approved.
 - o 12 were dead infected, dying, safety or quality of life
 - o 5 were on HOA Common grounds
 - o 2 needed to be cut down due to breakage of the road, etc.
 - o 7 planted new trees
 - o 3 trimmed trees
 - o In summary- 19 trees cut down, we planted back 14 trees
 - o If you have any questions, I am glad to talk with you.

The board agreed that the replacement of a cut down tree is really dependent on what the resident's property already contains. If a home has very few trees, (especially in the front yard), we will ask to replace.

- 65% (95) were home improvement applications, 89% approved, 11% denied. Many times, we came to an agreement which resulted in an approval.
- In August, we conducted the Eosso Sealcoating Project, overall, the results are positive.
- We updated many of our architectural guidelines to streamline the process:
 - o Tree removal, tree planting, mailboxes, planting in Foundation beds, standard patio, storm door/screen installations, roof replacement, widening of driveways (revised for the better- clarified, etc.)
 - o No longer need an application for driveway sealing or power-washing. (which lessened the number of applications this year)
- All basin inspections for the 3 quarters are completed and documented in the main office. No major issues noted

Two words of wisdom,

- If you always do what you have always done, then you will always get what you always got. (changes sometimes are necessary and are a good thing)
- Please do start any requested work until you receive final approval on your application.

Residents Club Committee-*Deb Cassens*

- Halloween Dance- Please RSVP. Pizza party, Medium pumpkin carving contest (most original, most scary)
Need strong volunteers to move furniture afterwards to get ready for craft fair
- Craft- We need bakers, please help. We made over \$900 last year, I would like to break that record.

Report of Election Judge- *Joan Forgione*

- For the elections, we needed 110 to have a quorum, we received 197 results.
 - We needed 235 votes for the two questions, we did not make quorum:
 1. Patio fencing- 175 yes
 2. Trash timing to put out- 143 yes
- Voting for the amendments still open for one more month, please vote

Introduction of New Trustees- *Lynne Sweezo*

- Five candidates- Three highest votes are 2-year terms, fourth highest is one year term
 - o 165- Sharon Barker
 - o 162- Ann Ennis
 - o 127- Bob Kakolewski
 - o 94- Barbara Hubbard
 - o 92- Joe Hearon

President's Message- *Mickey Ribera*

Some things happening in the community:

- We broke ground on the reconstruction of the tennis court area. Will start seeing work sporadically.
Hopefully by November, Boccie, Shuffleboard and Putting Green will be complete.
- Pickleball construction will begin in the Spring of 2024. We want everything complete by Memorial Day, 2024.
- Bittersweet announcement- Sue Testa (Whiting Station Admin) will be retiring at the end of 2023.

Unfinished Business:

Update on the Pump House:

No updates, the town wants us to keep ownership, we want to sell. Hopefully, we can bring this up when the mayor comes to visit our community.

New Business:

Report on proposed amendment restricting corporate entities and Rental Restrictions

The Board has been working on amending our restrictions to include the restriction of renters to come in and buy an indefinite number of homes for rental/ income purposes. Our lawyer is working on restructuring the language in our covenants to eliminate the potential for our neighborhood becoming a rental community. This will require a 2/3 quorum vote from the community.

Residents Question and Comments:

MR- (79 MGL)- When ballots go out for the election, can we wait to send out the ballots until after the floor nominations are made? I feel that Barbara and Joe did not receive the correct number of votes because folks voted prior to the floor nominations. *Lynne Sweezo- The ballots themselves are bound by the Radburn amendment. Now that I have a handle on things, we can move the candidate's night to be earlier so the floor nominations are on the written ballot.*

KM- (132 MGL) -What is the current percentage of allowable rentals in our community? *Mickey - We have no limit; this is why we are working on this process to minimize any potential for an excessive number of rentals.*

KM- Even 10% rentals is too many; that is over 30 rentals.

CW-(88 MGL)- What are our instructions to our lawyer on the subject of amending the rental/ownership restrictions?. *Mickey - The lawyer is using verbiage that she used for other communities that wanted these restrictions*

CW-(88 MGL)- First, move the microphone and stand to the right so all can hear the Trustee responses. Second, I want to thank the Trustees for their work; I was on the board for 4 years and know the hard work involved.

MS- (311 GARD)- Question 1: When we take down a tree, do we need to replant a new tree? *Carney- I determine the necessity of planting new trees depending on what is already existing on the property. For those who have an abundant number of trees already, the board may deem the planting of a new tree unnecessary.* Question 2: We have so many acorns; will the lawn people be able to pick up these? I am concerned about acorns shooting up when they mow. *Mickey- Turfmasters has worked this community before and is well versed on what to expect.*

PF (89 MGL)- Can we spray the pool area (next year) for bugs? This past August we had so many no-seeums bugs. *Mickey- Yes, we can take that into consideration.*

GB (8 MGL)- 1. Regarding the finances, what do we do when we reach the limit allowed in snow removal account? *Bud- I discussed this with the auditor. He suggested that we stop funding the snow budget so it does not exceed the maximum allowed.* 2. Regarding the rental restrictions, did you look into any other villages that have these restrictions to see if any court cases existed and, if so, did anyone win a case? I recall another village going to court and they lost the case. *Mickey- Most of our surrounding villages have the same restrictions. Our lawyer informed us that no one has ever fought the restrictions, as written, to date. We will be having some form of town hall to provide more information and answer any questions.*

SS (124 MGL)- Regarding this rental restriction issue, is there any way we can restrict renting a home unless you live in the home for two years? *Mickey- Yes, this is also something that we plan on including in the proposed amendment.*

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

Meeting adjourned 7:43 pm

Respectfully submitted, Barbara Hubbard, Secretary