

# WHITING STATION BOARD OF TRUSTEES FALL FORUM/ MEETING MINUTES

October 17th, 2023 (Held in the Whiting Station Ballroom)

(Pending formal board approval at next BOT open zoom meeting on November, 21<sup>st</sup>, 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, Ralph Ruggiero, Robert Reeves

## Member Open Forum- Resident Q&A

- *LS (140 MGL)*- Reminder to vote on the amendments- Final voting is due November 1<sup>st</sup>.
- *KS (30 MGL)*- Can we consider moving the board room table into the card room and move the billiard table into the board room and expand the work out room? *Mickey- We will take this into consideration.*
- *JH (120 MGL)*- I want to propose allowing a receptacle just large enough to hold our garbage cans outside the house. Can we explore what would be needed to allow this? (so, we can get our garbage outside of the garage) *Mickey- I think it deserves consideration. However, I believe our covenants state that garbage cans cannot be visible to our neighbors; this may require an amendment and a 2/3 vote to change.*
- *PF (89 MGL)*- Can you ask the landscapers to blow our streets prior to mowing so our streets are cleaner and free from debris? *Barbara- I will talk to the owner of Turfmasters. Turfmasters is not responsible for picking up acorns, Maple tree helicopters or Pine needles.*

**Call-to-Order/Welcome**-6:45PM, Mickey Ribera

**Review of minutes from preceding open BOT meeting, (9/19/23):** Barbara Hubbard Mickey filed motion to approve last months board meeting. Barbara seconded, all approved.

## Treasurer Report, Income & Expense statement:

Bud Havens

Treasurer's report & Income/Expense statement through 9/30/2023 were distributed to all trustees for review.

- As of 9/30/2023:

Total assets- \$854,307

All expense areas except Irrigation Maintenance

and Trash Collection are under budget – Irrigation- due to repairs after lightening damage (awaiting insurance evaluation and reimbursement),

Trash- due to Waste Management fee increases (which should be erased by lower fees for new contract with Stanley).

2023 Budget- no issues, approximately \$20,000

under budget.

Three maintenance fees were overdue in September – Two accounts are in accelerated assessment with liens filed.

## Clubhouse & Pool:

Ralph Ruggiero  
The pool house roof was replaced. Pool is closed and canopy is removed for the winter.

We have a new refrigerator in the kitchen. Someone is coming in this week to give us an estimate for repairing the clubhouse roof. (leaking in Residence Club office). We are working on getting the new outlets in so we do not need to use extension cords. After the Craft Fair, we will be cleaning all of the floors in the clubhouse.

## Multi-Game Court-

Mickey Ribera  
Construction work is underway with most Fall planned work completed within a week or two. Gate openings will be in the middle of the court (rather than on ends as originally planned).

Phase 2 will be in the Spring when they construct the pickleball court.

**Architectural Committee:** Carney Siciliano  
Requests 9/19/23 through 10/17/23:

18 new applications processed

- 42 MGL- Install steel door, front porch cubicle. Approved
- 542 PLN-New white garage door Approved
- 408 LIL- Paint front door, side lights, shutters. Approved
- 632 PLN- Update front flower beds, remove dead tree. Approved
- 309 GAR- Remove dying insect infested tree. Approved
- 62 MGL- Install permanent home generator. Approved
- 702 ORC- New home walkway Approved
- 646 PLN- New gutters/leaders, same color Approved
- 561 PLN- New asphalt driveway same size Approved
- 1 MGL- Plant 1 of 2 new tree replacement Approved
- 534 PLN- Extend driveway, 3.5" on each side. Denied
- 511 PLN- Remove double large tree 2' from foundation, safety issue. Approved
- 111 MGL- Remove large tree 6' from patio, safety/quality of life issue. Approved
- 567 PLN- Trim 3 trees, incl. 2 side stems on large tree. Approved
- 569 PLN- Remove dying tree, joint property with neighbor. Approved
- 105 MGL- Trim 3 trees, branches over home and road. Approved
- 408 LIL- New gas Boiler, tankless water/Heater Urgent. Approved
- 132 MGL- Remove dying tree safety & fire hazard. Approved
- 132 MGL- Several dead trees, common ground removal. Pending

**Bus:** Lou Ann Breaks

- Bus trips are very well received. Some trips were cancelled due to lack of ridership.

- Bus is going in for recall service between Nov.3<sup>rd</sup> through Nov. 9<sup>th</sup>. Lori (driver will be back for local grocery shopping on Nov. 10<sup>th</sup>.)
- If interested, sign ups for American Dream Mall, Delicious Orchard or Breakfast and a Movie are in the Club House.
- Also sign up for Surf light Theater. (Money and what you are eating \$51.95)

**Covenants Committee:** Lou Ann Breaks

Reminders-

- PLEASE-No overnight parking on roads. (Noticed the tow truck out the other night)
- No parking on fingers

**Lawn:** Barbara Hubbard

- One more scheduled skip mowing on October 27<sup>th</sup>.
- Last cut: Dec 1
- Town Leaf pick-up date for Whiting Station: November 2<sup>th</sup>  
TOWN REQUIREMENTS: Leaves 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. (Barbara to check if large brown paper bags are acceptable) 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 to break during blow out or cleanup.
- Last Fall leaf clean-up will be close to Thanksgiving
- Last fertilizer/ Weed N Feed application: After last fall cleanup in November

**Irrigation:** Bob Reeves

Lightening caused damage to Wells #8, #9 and extensive damage to Well #1.

Well #1 Completion took longer due to required coordination of JSLS, permits, electrician and JCP&L (utility mark-outs). Issues now fixed.

Wells #8 & 9 were fixed but still have lingering issues in some zones. JSLS was called in to look into; was determined that an exposed wire in Well #8 was chewed on. Issue corrected. Met with JSLS crews to go over each zone and addressed any timer issues.

To date, cost to address is about \$16,000. Hopefully, most (if not all) will be covered by insurance.

- Shutting system down for the season on October 30<sup>th</sup>. JSLS will blow out lines and winterize system on November 14<sup>th</sup>
- We will be carefully monitoring system so we comply with DEP water usage; we cannot exceed 3.1 million gallons in any month or fines will be given.
- JSLS contract runs out in 2023. Our next irrigation contract will call for installation and monitoring of rain sensors. Decision by the board will be coming up and a new vendor will be chosen soon.

#### **Snow:** Bob Reeves

- Copies of Snow Removal policy for Whiting Station was provided to all who attended. A written policy can also be found on our community website. Anyone who has a medical need of any type- PLEASE contact the trustee who will be responsible for snow removal. (in the interim, contact Bob Reeves)

#### **Residents' Club:** Deb Cassens

- October 20<sup>th</sup>, Mayor will be here, 2:00. Immediately following, senior services will be here to provide services available in Manchester.
- October 26<sup>th</sup>, Craft Fair volunteer meeting, Pizza @ 12:30, meeting at 1:00 PM.
- October 28<sup>th</sup>, Halloween Pizza Party, bring decorated pumpkin; there will be prizes for most original and most scary.
- October 30<sup>th</sup>, need volunteers to clean the ballroom for the Craft Fair.
- November 4<sup>th</sup>, Craft Fair.

- November 14<sup>th</sup>, 6:30 Residents Club open meeting to elect 4 new open positions.
- November 18<sup>th</sup>, decorating the club house. 9:00 AM (Bagels and muffins)
- November 28<sup>th</sup>, Tree lighting
- December 2<sup>nd</sup>, Holiday Party. PLEASE SIGN UP. Need to guarantee 75 people for dinners. \$45 per person.

Terry Holland Sold 31 vendor tables for Craft Fair to date. Please volunteer to help move tables for this event. Card room also needs reconfiguration for the bake sale.

#### **Old and New Business:**

##### Discussion & Vote- Amending September vote for new trash Company

Last month the board voted to accept Stanley Contracting's proposal for trash pick-up. However, the contract was still under attorney review. Now that contract is out of attorney review, Mickey filed motion to accept Stanley Contracting as our new trash pick-up service at a rate of \$4000 per month for 3 years. Lou Anne seconded, all approved.

##### Discussion and Vote on Pool House replacement- Mickey Ribera

Ralph received 3 different bids to have the Pool house roof replaced. Due to the poor state of the existing roof and the contractors schedule, the board agreed to have Calabrese Contracting quickly replace the roof for \$ 6700.00, including rip off. Mickey filed a motion to formally approve the replacement of the pool house roof. Ralph seconded, all approved. Bud informed us all that the money came from the reserve fund.

##### Discuss upcoming Town Hall meeting to discuss Restricting Corporate and non-human entities from purchasing homes as well as rental restrictions. Mickey Ribera

For the last month or so, the board has been working with the attorney on amending our covenants to restrict corporate entities or non-human entities from purchasing a home in Whiting Station. Currently, we have no restrictions on the amount of LLC ownerships, amount of rentals, etc. (which can ultimately

result in our community becoming a rental/ investment community rather than a home ownership community) Restricting to a one home ownership per resident can help keep our community a residential community and not a rental community. Hopefully, in late October or early November a date will be set for the Town Hall. The purpose of the Town Hall is to inform residents of the details and to receive feedback from residents. This amendment will require a 2/3 vote to approve. Please plan on attending the Town Hall.

Announcement of the 2024 Board of Trustee, Officers- Mickey Ribera

The new HOA Board of Trustees voted on Officers for the 2024 year:

- President- Mickey Ribera
- Vice President- Carney Siciliano
- Treasurer- Ann Ennis
- Secretary- Sharon Baker
- Trustees- Ralph Ruggiero, Barbara Hubbard, Bob Kakolewski

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

- *CW- (88 MGL): Where will the balls, racquets, etc. (for the new game courts) be stored?* Mickey- We will have some form of box such as deck boxes of the sort to store these items. *Will the gates to the multi-courts be locked?* Mickey- No, we want to give as much access to residents as possible. Hopefully, people who use it the most may form a committee to keep an eye on it.
- *MS-(311 GAR): Can we paint the large electrical boxes that are found in front of some of our homes?* Mickey- In the past, the electric Company was painting about 10-12 boxes per year. Carney- I asked the electric company if they could paint another 12 boxes this year and they said that it really wasn't their responsibility. However, they told me that, as a courtesy, they would paint them if I provided a list.

- *JF (121 MGL): Bus is an HOA bus, when writing out checks, please make it out to Whiting Station HOA.*
- *PF (89 MGL): I miss the idea of bringing our donated stuff up for sale. Do we make more money selling our stuff vs the vendors buying tables and selling their stuff?* Mary Ruggiero- That was the Whistle Stop Fair; this is our Craft Fair and we are making baskets to sell raffle tickets for. If you have any lightly used items that you could donate, it would help us create our raffle baskets.
- *CG (78 MGL): All of the people on our finger use a plastic liner to keep our garbage cans clean from leaks, etc. This new garbage company is taking these liners out when removing the garbage. Can you ask them not to take these liners out?* Mickey- I spoke to the owner and let him know about liners-and leaving small bags in the bottom of cans as well as putting lids back on cans.. We knew there would be some bumps in the road so let's see if it improves in a week or two. Please remember that they will not pick up any loose garbage. Please put your garbage in the large garbage bags.
- *MR (79 MGL): Just want to let everyone know about the nominations for the leaders of the Residence Club. There are 4 open positions. If you have any questions, please feel free to contact us. On November 14<sup>th</sup>, we will be accepting nominations. If you want to be nominated, contact Linda Alpay.*
- *JD (80 MGL): Regarding the new multi-courts- who will be responsible for keeping this area clean? (leaves, etc.) Do you have a plan on who will take care of it?* Mickey- We have not yet established anyone person who will handle the keep of the multi-court.

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

**Meeting was adjourned at 7:45 PM**

The Next meeting, Open Zoom/ simulcast at  
Clubhouse, November 21<sup>st</sup>, 6:30 PM

*Respectfully submitted,*

*Barbara Hubbard, Secretary*