

WHITING STATION BOARD OF TRUSTEES OPEN MEETING MINUTES, November 21, 2023  
(Virtual/Simulcast in Ballroom)

**(Pending formal board approval at next HOA meeting on December 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 present:** Mickey Ribera (Pres.), Lou Ann Breaks (Vice Pres.), Bud Havens (Treas.), Barbara Hubbard (Sec.),  
**Trustees:** Carney Siciliano (Assist. Treas.), Ralph Ruggiero

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

**Initial Resident Q&A** – none

**Review of minutes from preceding open BOT meeting, (10/17/23):**

Mickey filed motion to approve; Ralph 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 10/31/2023: Total assets - \$837,512.
- As of 10/31/2023 all expense areas except Irrigation Maintenance and Trash Collection are

under budget – Irrigation due to repairs after lightening damage (as of 11/10 this area is underbudget due to deposit of the insurance check covering the lightening damage, and will remain under budget with the remaining expense being system shutdown), Trash due to WM fee increases (which will be erased by lower fees for new contract with Stanley and be slightly underbudget in December).

- We have also received a payment for the insurance deductible for the Lacey/Gardenia accident in 2022, this has been applied to miscellaneous income for this year.

**2023 Budget**- no issues, approximately \$ 30,000 under budget.

- Three maintenance fees were overdue in October –
- 2 accounts are in accelerated assessment with liens filed; In accordance with our bylaws, we are working with our lawyer (who is also our collection agent) to further accelerate these 2 assessments.

## TRUSTEE & COMMITTEE REPORTS

**Bus:** Lou Ann Breaks

Upcoming Trips:

11/29th: First trip to out to Longwood Gardens. Bus will leave at 2pm so we can see the lights.

12/5: Surfflight theater for "A Christmas Story" and lunch

12/6: Second trip to Longwood Gardens; Bus leaving at 2pm.

12/13: Trip to Smithville; should look beautiful for Christmas.

12/19: Trip to Delicious Orchard

Joan has done a wonderful job arranging these trips throughout the year; Thank you Joan.

**Lawn:** Barbara Hubbard

Just a reminder that Turfmasters will be conducting the last Fall clean up on December 1<sup>st</sup>; This will include the blowing out of garden beds. Please remove any items that carry the potential of breakage during this blow out.

**Architectural Committee:** Carney Siciliano  
Architectural requests, October 17<sup>th</sup>-November 21<sup>st</sup> reporting:

13 Architectural applications, 12 approved.

- 319 GAR- New patio & Screen door  
Approved
- 554 PET- New patio over existing, 19 x 9  
Approved
- 554 PET- Remove two backyard trees, (too close to home/patio) Approved

- 646 PET- Replace garage door, white Approved
- 25 MGL- Remove dead tree in front, plant new tree in Spring. Approved
- 75 MGL- New front storm/screen door, paint trim/shutters. Approved
- 536 PET- Bucket truck to trim trees over house. Approved
- 706 ORC- Trim dead branches over home, no cut down. Approved
- 403 LIL- New windows/sliding door, same size and color. Approved
- 634 PET Convert oil/AC to Gas. Remove outside oil tank (emergency repair) Approved
- 156 MGL- New raised panel shutters. Approved
- 543 PET- Remove tree too close to home, (safety issue) New tree planted in Spring. Approved
- 107 MGL- Paint shutters, Approval pending
- 132 MGL- 2 ½ trees removed from common ground, safety issue

**Clubhouse & Pool:** Ralph Ruggiero

The Club house roof is repaired. (cost under \$1500) The pool contract is very close to approval. Will vote on tonight.

**Irrigation:** Mickey for Bob Reeves (absent)T  
Irrigation is shut down for the season; all is operational. Fortunately, the cost to fix damage (\$20K) due to the lightning strike was covered by insurance with exception to the deductible.

**Residence Club:** Mary Ruggiero

- Christmas Tree lighting will be on Nov. 28<sup>th</sup> at 7:00 PM in the clubhouse. Light refreshments will be served.
- Kevin's Kids donation box is in the club house lobby- please donate unwrapped toys if you can. We will be removing the box on December 7<sup>th</sup>. If you want to donate money/check, please make it payable to Manchester Twp Middle School, (memo

Kevin's Kids) and put in the activity box in the card room.

- Our Christmas party is Dec. 2<sup>nd</sup>. Please RSVP with check in the activity event box.

**Unfinished Business:**

Town Hall meeting to inform residents of proposal for restricting corporate entities from purchasing homes as well as rental restrictions.

We will be conducting a Town Hall/ Community meeting on December 11<sup>th</sup> at 7:00 PM. This meeting will answer any questions that residents have on this topic. Our HOA attorney, Caroline Record, will be present to help answer any questions you may have. Please plan on attending/ light refreshments will be available.

**New Business:**

Discussion and vote on 2024 Pool maintenance contract- Mickey

Mickey filed a motion to approve the contract with American Pool. (the cost for the season is \$14,350). Barbara seconded, all approved.

Discussion and vote on Pool Pump and Filter replacement- Mickey

Mickey filed a motion to approve the contract in principle with American Pools (for \$19,000) to replace the current pumps, filter and piping and add chemical Vats. Ralph seconded, all approved. Bud asked if we received back in writing the language changes we requested. Mickey said we will sign once revisions are made.

Discussion and vote on 2024 Irrigation contract- Mickey

After a brief explanation regarding the four proposals received, Bud filed a motion to approve the contract with A&R (\$14,520). Ralph seconded, all approved.

Propose and vote on a resolution to change bank signatories for 2024-Bud

Bud filed a motion to designate Mickey Ribera, Carney Siciliano and Ann Ennis as the bank signatories for the 2024 year. Ralph seconded.

All approved.

**Q&A from Residents- none**

**Meeting was adjourned at 7:03 PM.**

Next meeting, Open Forum, Dec. 19th “Live in Ballroom Only”

*Respectfully submitted,  
Barbara Hubbard, Secretary*