

WHITING STATION BOARD OF TRUSTEES OPEN MEETING MINUTES, January 16 , 2024

(Live in Ballroom)

(Pending formal board approval at next HOA meeting on February 20th, 2024)

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

www.whitingstationcommunity.org

Board members present: Mickey Ribera (Pres.) Carney Siciliano (Vice Pres.), Ann Ennis (Treas.), Sharon Barker (Sec.), Trustees: Barbara Hubbard, Ralph Ruggiero

Call-to-Order/Welcome-7:05PM, Mickey Ribera

Initial Resident Q&A – none

Review of minutes from preceding open BOT meeting, (01/16/24):

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

Treasurer Report, Income & Expense statement: Ann Ennis

Presented an overview of the following:

Treasurer's report & Income/Expense

statement through 1/16/24

WHITING STATION HOA MONTHLY TREASURER'S REPORT ASSETS Report Through: December

2023 Report Date: 1/16/24

Total assets month of December 2023 = 845,955.64.

Current late accounts = 3. 2 of the 3 are possibly uncollectible and with our attorney to review next steps.

Residents reminded that HOA monthly fees for 2024 are \$172.00.

TRUSTEE & COMMITTEE REPORTS

Bus: Sharon Barker

Bus is operating with no issues.

Lawn&Snow: Barbara Hubbard

Turf Masters has equipment staged in our Parking lot and ready for any weather.

Architectural Committee: Carney Siciliano

Architectural requests,

Carney, Presented a list of 8 properties that had Modification requests all 8 were approved. Five were home improvements and 3 were tree related, of those three, 2 were common property issues.

Clubhouse & Pool: Mickey/ Ralph Ruggiero

Clubhouse: No major issues, just normal maintenance.

Pool: American Pools will start the refurbishing job of our pool pump room sometime in the next couple of months. Also new Pool furniture should be in by March.

Irrigation: Bob K

Irrigation is Shut Down , No Issues to report

Residence Club: Deb Casens

– Provided updates on upcoming events which can be found in each month of the Express as well as on the community website whitingststioncommunity.org

Lou Ann Breaks: Detailed Past bus trips and announced new trips which are posted on the Clubhouse BB as well as in the Express and The WSHOA website

Unfinished Business:

Amendment update- Barbara Hubbard

Barbara updated all on the progress of her team and their schedule for getting surveys from residents as well as the timeline.

Pump House Update - Mickey Ribera

It seems after 2 years the Township has come up with an easement for the Pump House Property giving them full access to the property. Our attorney has been assured in writing that The township will be fully responsible for any liability as well as maintaining the structure.

New Business:

Mickey- A reminder we will be hosting Martin Lynch the Manchester Township Tax assessor on Feb 9 . Mr Lynch will outline the process of the upcoming re-assessment and will answer residents questions.

Meeting was adjourned at 7:45 PM.

Next meeting, Jan 20th Zoom and simulcast to Ballroom

Respectfully submitted,

Mickey Ribera, Pres.