**Whiting Station Adult Community**

**Homeowners Association Board of Trustees**

Tuesday, February 20, 2024 07:00 p.m. Board of Trustee Meeting

Live in Ballroom with Town Hall to Follow to Update Amendment Issues

**(pending formal board approval at next HOA meeting on March 19, 2024)**

**Board Members:** Mickey Ribera (Pres.) Carney Siciliano (Vice Pres.), Ann Ennis (Treas.), Sharon Barker (Sec.); Trustees Ralph Ruggiero, Barbara Hubbard, Bob Kakolewski

**Call to Order / Welcome:** President, Mickey Ribera, called meeting to order at 07:00 pm and welcomed everyone.

VP, Carney Siciliano reviewed safety guidelines.

**Member Q&A on Agenda** No Q&A.

**Review of Minutes of Preceding BOT Open meeting:** Trustees reviewed minutes. Mickey filed motion to approve; Ann seconded. All approved.

**Treasurers Report:**  Ann Ennis

As of January 31, 2024 Total assets = $928,249.98.

Current late fees = $0. Residents complimented on their good standing.

Two possibly uncollectible accounts in lawyer review.

**Trustee and Committee Reports:**

**Clubhouse / Pool:** Ralph Ruggiero

* New pool furniture arriving approximately April. Once confirmed that the new furniture is the correct color and style, there is a plan to dispose of the old furniture. Before disposal, old pool furniture will be made available to residents who are interested as long as they can take furniture themselves.
* Equipment repair in the pool house completed. No issues.

**Architectural Committee:** Carney Siciliano

Thanks to Mickey and to the committee members Ed Oxenham and Larry Webb for covering for Carney during medical leave. All the great and caring residents thanked for their well wishes and prayers

* 14 new applications processed; all approved 100%. 4 were tree issues and 10 home improvements.
* Damaged light pole by recreation center on MGL finally replaced. Will again survey lights towards end of the month.
* Will be submitting electric boxes in dire need of painting to JCP&L as first project of March.

**Bus and Covenants:** Sharon Barker

Bus operating according to schedule. No issues to report.

Trip to the upcoming flower show has room available if anyone interested in attending. Contact WS Resident’s Club for tickets.

**Lawn and Snow:** Barbara Hubbard

Our area experienced 2 snow storms to date. Cost YTD for snow/ice service approximately $10,600.00.

**Irrigation Committee:** Bob Kakolewski

Bob mentioned he and Mickey did meet with JSLS regarding the the issue with the sprinkler contract. All in place for spring.

Residents reminded they can contact him with any issues as spring approaches.

**Budget Committee:** Ann Ennis

* 2024 Budget Committee confirmed by President. Agenda being assembled for committee to meet in the spring.
* Gov. Murphy signed a bill recently that all HOA’s must have a 5 year Reserve Study in place. WS has an active Reserve Study and the budget committee will make sure we adhere to requirements of the new bill and we are funded 5 years out.

**Resident’s Club:** Deb Cassens

* Flower Show trip taking place in a couple of weeks. Space is available if anyone interested in attending. Contact residents club for tickets and prices.
* WS’s first ever Karaoke Night scheduled Sat., Mar. 16 from 7-10 p.m. in our ballroom. RSVP by Mar. 8. Cost $10pp with soda and snacks provided. BYOB. RSVP forms will on back of the newsletter.
* Upcoming trips include Resorts Casino, Movie & Lunch, Delicious Orchards, Monmouth Candy Factory, Hamilton Mall and Lunch at Three Flags. Info and sign up sheets can be found posted in the clubhouse on the bulletin boards.
* Free Bagel Bash taking place Sat., April 13 at 9 a.m. in ballroom. Come meet your neighbors over bagels, pastries, coffee and tea.

Anyone who has an idea for future events can submit same to the residents club through email wsresidentsclub323@yahoo.com, FB or contact any member of the RC Executive Committee (listed in the newsletter).

**Unfinished Business:** No unfinished business.

**New Business:** President, Mickey Ribera, presented.

1. **Irrigation Contractor Discussion / Vote:**  A&R Contractor, previously voted on and signed for 2024 season, gave us notice they are unable to fulfill the contract terms. Board accepted cancellation. In lieu of, Board contacted Jersey Shore Lawn and Sprinkler, contractor of past 3 years, about continuing at WS. JSLS was lowest bid of 4 received for opening/closing our system at $3,150.00. Mickey made a motion to accept new contract for 2024; Ralph seconded. All approved.
2. **Rain Sensors Discussion / Vote:** Last few years WS rain sensors inoperable. New DEP mandate says we must stay below $3.1million gallons of water per month or face fines. In order to adhere to mandate we must have working rain sensors. JSLS proposal $2548.00, including tax to install sensors on all wells. Total of 3 bids ranged $2,399.00 to $2,639.00. Board feels comfortable accepting JSLS proposal as they will be servicing our irrigation system which the rain senors are an integral part. Mickey made a motion and Ralph seconded. All approved.
3. **Discussion / Vote Refinishing Dance Floor and Stage in Ballroom:** Mickey advised 3 bids received to refinish ballroom dance floor and stage area. Flooring was in reserve study to be replaced last year at cost of $7,000. Tradespeople who reviewed feel the floor is in good structural condition and if refinished and maintained will last another 5 years or more. Of the 3 bids, board feels the most experienced contractor for parquet floors is Beaton Bros of Lakewood, NJ. They are a 3rd generation company with vast experience and quote of $3,291.81 including tax was between lowest $2,985.00 and highest $3,571.00. Mickey made a motion to accept Beaton Bros bid; Carney seconded. All approved.

**Q&A / Final Questions Residents:** No questions.

**Adjourn:** President motioned to adjourn the meeting; VP seconded. All members voted Yay and meeting adjourned 07:45 p.m.

**Next Meeting:**

March 19, 2024 at 07:00 p.m. Clubhouse Ballroom