

Whiting Station Adult Community Homeowners Association Board of Trustees

March 19, 2024 7:00 pm
Member Forum/Board of Trustee Meeting
Zoom with Live Simulcast in Clubhouse

2024 Board Members Present: Mickey Ribera - President, Carney Siciliano – Vice President, Sharon Barker - Secretary, Ann Ennis - Treasurer, Barbara Hubbard, Bob Kakolewski

OPEN MEMBER FORUM Q&A:

- Cabrina W. 324 Gardenia Dr. Asked if an expected letter was forthcoming to her from the HOA attorney. Mickey replied that he had seen a draft today and she should receive it in the next day or two.
- Ted N. 337 Gardenia Dr. raised the issue of speeding through the neighborhoods – especially on Gardenia. Stating that we have to do something to slow people down. He asked that we consider speed bumps again.
 - Mickey responded that the Board will look at approaches to the speeding issue again including the possibility of one way streets. The board will review the options again and would be happy to have input from residents if they have any suggestions.

Being no further issues raised, the Open Member Forum ended.

Call to Order / Welcome: President, Mickey Ribera, called meeting to order at 7:20 pm.

Review of Minutes of Preceding BOT Open meeting: Trustees reviewed minutes. Ann made a motion to approve; Barbara seconded. All approved.

Treasurers Report: Ann Ennis

As of March 15, 2024 Total assets = \$943,578.01.

Currently researching if we should move our account to another financial institution.

Note: Laura will no longer call residents for late payments.

Trustee and Committee Reports:

Bus: Sharon Barker

There is a great schedule in place and there are no issues currently with the bus.

Irrigation: Bob Kakolewski

A meeting was held with our irrigation contractor and Bob reported that sprinklers will be checked starting March 21st. Sprinklers will run on schedule (Monday, Wednesday, and Friday) as of around April 15th, weather permitting, as lawns are very wet right now. If anyone has any issues with the sprinklers please pick up and complete a form from the Box outside on the back of the clubhouse. It was also discussed that we will not water when it is raining or the ground is saturated.

Covenants: Sharon Barker

We have had several issues raised and the situations have been reviewed and letters or residents contacted. Please be reminded that you can NOT park a trailer (of any type) on the lawn or along the side of your home. Also, you can NOT park your car on the lawn. If you see an issue, please contact me.

Lawn Care: Barbara Hubbard

Working with landscapers to do lawn clean up before April 19th and then do lawn treatment – weather permitting. Please note, Thursday April 11th is the township pickup – branches that are less than 4 feet long must be tied together and weigh less than 50 lbs. The bundles must be brought out to the main road (not on the fingers) to be picked up. Please DO NOT put branches in wooded areas.

Architectural and Common Grounds: Carney Siciliano

Report covered 12/20 through 3/19.

8 new applications

6 were approved

1 denied

1 pending

Most of the applications were for tree issues.

Carney surveyed all of the electrical boxes in the community and identified those that needed to be painted. He contacted JCP&L and submitted the request for painting.

Two additional streetlights were out and he reported those for repair as well.

WSHOA is responsible for the sidewalk on Schoolhouse Road from church to church. Carney got 4 estimates for the repair. Money to cover the cost of the repair is in reserve. We would like to get this project done this year.

Clubhouse: Mickey Ribera for Ralph Ruggiero

Multi-sport court is almost complete, some areas are already open for use. Pickle ball court will be completed in late May, it still needs to have cracks repaired and the waterproof layer completed.

Pool: Will be addressed under new business

Residents Club: Diane Southern

Karaoke Night was held and all had a lot of fun. Residents Club is planning to hold this event again.

Bagel Bash coming up and RSVP needed by 4/5

Start preparing for the Trash to Treasure event – information coming soon

June 12 we will have the Multi-generational music event again this year. The concert was wonderful last year and we hope all will attend

Unfinished Business

Amendment Proposal:

Barbara Hubbard thanked everyone who did outreach and explained the proposal to our neighbors. She said that ballots will be mailed out by the end of the week by Lynne Sweezo. Please note that we have volunteers who will pick them up and who can answer questions for our residents and who will be reminding folks to vote.

Lynne Sweezo said that the mailing that is going out includes a cover letter with her contact information, the ballot, Frequently Asked Questions, ballot return envelope and the outer envelope for return (to keep the votes confidential). All ballots are due by 9:00 a.m. on Monday, April 29th. Votes will be counted on April 29th at 9:30 in the Clubhouse.

New Business:

Computer Equipment for Office: Mickey Ribera reported that he reached out to four businesses for bids (all wanted \$1,000 to \$1,500 to come out to survey our system, offering a credit if a contract was signed with them) to replace our old computer equipment. Only our current company – Executive Computers – did an assessment for free and presented a bid for \$4,642 to replace two computers, sound system, and printers. Mickey made a motion to accept the bid. Bob seconded. All in favor. Motion passed.

Updating Security Camera System: Mickey reviewed the need to have increased camera coverage with the addition of the multi-court area. Our current system has 8 channels and all are used and the system is outdated and discontinued by the manufacturer. We are looking to purchase a new system that has 12 channels. Shore Technologies came back with a bid for the 12 channel receiver and will also provide wifi wireless bridge to the pool house and camera for the Multi-court for \$4,518.09. Mickey made a motion to purchase the system. Carney seconded and the motion passed with all in favor.

Repairing Pool Leak: Mickey explained that we do not have enough information yet to know exactly what needs to be done, but wanted to raise an issue that has just come up. American Pools did the upgrade in the pool house. They pulled the cover back on the pool to check that all was working and discovered that there was no water in the pool. There is a crack in the pool and we were told last year that it was superficial and not a problem. Since this was found, we

have had an air pressure test done to identify the location of the leak. It appears that we have a main line that has a leak. We are working with contractors to identify the source of the leak, and how it needs to be addressed. We are moving forward to get this issue addressed, but depending on the level of repairs that need to be done, this may cause a delay this year in opening the pool for the season. We will keep residents updated.

Residents Q&A:

Jackie S. 504 Petunia Lane asked if we can look into the cost of filling the pool and if we can use city water.

- The Board will look into this and determine the option that is most cost effective

No other questions, Mickey made a motion to adjourn. Seconded by Carney. All in favor. Meeting adjourned at 8:15.

Next meeting: Tuesday, April 16 at 7:00 p.m. in the Clubhouse Ballroom