

Whiting Station Adult Community Homeowners Association Board of Trustees

April 16, 2024 7:00 pm
Open Board of Trustee Meeting
Member Forum Live in Ballroom
DRAFT

2024 Board Members Present: Mickey Ribera - President, Carney Siciliano – Vice President, Sharon Barker - Secretary, Trustees: Ralph Ruggiero, Barbara Hubbard, Joe Hearon

OPEN MEMBER FORUM:

- Lynne S. 140 Morning Glory Lane – raised a Covenants issue: concern regarding the appearance of some of the homes. She has noticed that quite a few need to be power washed.
 - Sharon said that we will remind folks through a letter directly to a homeowner if it is a significant concern – please let her know of any properties that need to have issues addressed.
 - She also asked for a volunteer to serve as the Covenants Chair.
- The question was asked if we still have a towing company.
 - Mickey responded - Yes, we do. They come through periodically at random times very late at night or early morning. The Board does not know when they will drive through.
- Why aren't there as many cars parked in the reserved parking area at the Clubhouse?
 - Mickey responded that it was determined that some vehicles were being used for storage for business purposes. The Board decided to try and free up some of the spots for the multi-court. Also the monthly fee was raised resulting in reduced usage.

Forum concluded at 7:13 p.m.

THE BOARD OF TRUSTEES MEETING WAS CALLED TO ORDER AT 7:15 P.M.

Review of minutes of March 19, 2024 minutes - approved unanimously

Treasurer's Report – presented by Mickey Ribera

Total assets as of 3/31/2024 are \$993,598.29

Report was prepared by Ann Ennis, Treasurer

Trustee and Committee Reports:

Clubhouse & Pool – Ralph Ruggiero reported that next week (week of 4/22) the dance floor and stage will be resurfaced. The ballroom will be closed all week and rear door will remain locked.

There are issues related to the pool that we will discuss in New Business.

Architectural Committee & Common Grounds – Carney Siciliano reported that between 3/20 and 4/16 there were 19 New applications and all were approved, with two pending.

Carney thanked the volunteers who have been taking care of AC & CG while he was recuperating, with a shout out to Ed Oxenham and Larry Webb who really stepped up.

Sidewalk Repairs – we have received 4 estimates for the sidewalks from “Church to Church” to School House Road. We will hold onto these estimates until we see where we are financially with the pool expenses.

Electrical Boxes – Ed got an estimate for painting them. JCP&L has been painting them about 10-12 at a time.

Bus & Covenants – Sharon Barker reported that all is going well with the bus. We will schedule an oil change within the month. Please check the schedule in the Express regarding the schedules for shopping and trips.

Covenants - Discussed earlier in Open Forum.

Lawn Care/Snow – Barbara Hubbard reported that Turfmasters is set to start lawn service on Friday, April 19th weather permitting. If you have new seed or do not want your lawn mowed, please get pink flags from the back of the clubhouse to mark off your lawn.

Irrigation - Mickey introduced Joe Hearon as the new Trustee who will be handling Irrigation and thanked him for stepping up to fill this role. Bob Kakolewski had to step down from his position as a Trustee due to work commitments and other scheduling conflicts.

Joe reported that Jersey Shore Irrigation has tested our lines and brought extra staff to make sure that the testing was completed. He reminded everyone that if you are going to be doing any digging to make sure that it is marked out so you don't hit any pipes. It's the resident's responsibility to repair the line if damaged by them or their independent contractor.

Sprinklers have not started yet due to the rain we've had. New rain detectors have been installed to avoid us watering when it's raining. We need resident feedback if there is a

sprinkler that is not working properly, please fill out the form in the box in the back of the clubhouse.

DEP has required meters on our wells, as they monitor our water usage. We will be fined for over usage at \$5,000 per well. We are doing all we can to stay within the water usage guidelines. Sprinklers will run for 20 minutes on Monday, Wednesday and Friday at night.

Budget Committee – Mickey reported for Ann that the Budget Committee will be starting work on the 2025 budget soon.

Residents Club – Deb Cassens reported that the Bagel Bash was a good time and she thanked all who helped and attended. Upcoming dates:

- May 13th at 7:00 Multi-Generational Orchestra will be at the Club House. NO RSVP required
- June 1st – Trash or Treasure (rain date June 2nd)
- June 22nd – Ice Cream Social at 2:00

UNFINISHED BUSINESS

Rental Property Amendment – Barbara Hubbard thanked all of the volunteers for their assistance in getting information out to all of our residents. She is concerned that based on initial feedback we are going to be short of getting enough ballots back and she asked that everyone return their ballots and remind their neighbors.

Lynne Sweezo updated everyone on the ballot process. All ballots are due back by 9:00 a.m. on April 29th. Ballots can be brought to the box in the lobby; you can mail it in – but please do so early as it may take up to 5 days to be received; or you can call Barb or Lynne to have your ballot picked up. No late ballots will be accepted. We will do another voice shot to remind everyone to vote.

The ballots will be counted at 9:30 a.m. in the clubhouse. Anyone who wishes to attend and silently watch the count is welcome.

Mickey gave a BIG THANK YOU to both Barbara and Lynne, as this has been a lot of work and a big undertaking.

NEW BUSINESS

Pool – Emergency issue: A motion was made by Mickey to accept a bid without competitive bids as an emergency and seconded by Carney to pay \$3,700 to American Leak Detection Company to find and mark the leak in the pool return line. Motion made by Mickey and seconded by Carney. This motion was approved.

The leak found through pressure testing is a break in a pvc pipe in the bottom of the pool. We are now waiting for four bids for the repair work. We will consider both price and timeframe for repair in choosing the contractor. At this time, the pool opening date will be marked as tentative.

The repair is not the only issue, there is a crack that we have had in the pool for a long time. The crack will probably be repaired now. Then we need to resurface the pool. We will try to do cosmetic work after the season, if possible. We do have one price so far for resurfacing the pool and waiting on others.

Mickey addressed that he had been asked if the pool could be operated at this time without the repair. He stated that we would have to refill the pool constantly and that is not feasible.

Chris Wood stated that we have been using Well 4 to fill the pool. He suggested that we should look into using municipal water and/or companies who bring water in tankers, as we have to keep a close eye on well water usage.

Mickey reminded everyone that the pool takes 52,000 gallons to fill and that he has been in touch with the township utilities as well as offsite water suppliers who truck in water.

Mary Ruggiero said that she was given a meter from the township to go on her garden hose to help monitor water usage. We may want to suggest this to residents.

Mickey and Ralph are working to get as much information as possible in the bidding process so that we have a clear picture of the timing, cost, and warranty.

ADJOURN: Being no further business, Mickey made a motion to adjourn the meeting, the motion was seconded by Barbara Hubbard. The meeting was adjourned at 8:15.

Minutes submitted by: Sharon Barker, Secretary

NEXT MEETING: May 21, 2024 at 7:00 p.m. via zoom. Simulcast available at Clubhouse.