**Whiting Station Adult Community**

**Homeowners Association Board of Trustees**

May 21, 2024 7:00 pm

Board of Trustee Meeting

By Zoom and Simulcast in Ballroom

DRAFT

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

**THE BOARD OF TRUSTEES MEETING WAS CALLED TO ORDER AT 7:02 P.M.**

**Review of minutes** of April 16, 2024 minutes - approved unanimously

**Treasurer’s Report** – presented by Mickey Ribera

Total assets as of /2024 are $938,415.15

Report was prepared by Ann Ennis, Treasurer

A question was asked as to why it was taking longer for checks to be cashed. Mickey explained that we are now only going to the bank once or at most twice a week.

**Trustee and Committee Reports:**

**Clubhouse & Pool** – Ralph Ruggiero reported that Dave has been doing a great job of keeping the Clubhouse in good shape and has been making minor repairs as needed.

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

**Architectural Committee & Common Grounds** – Carney Siciliano reported that between 4/16 to 5/21 there were 18 new applications. Four of the applications were tree related, Sixteen applications were for home repairs. 1 application was denied and 1 is pending.

Regarding applications, if they are tree related, please flag the tree in question so that we know which one it is when we come to the property to determine the status.

Please have contractors use your driveway and not park on the finger. To park on the street on the finger for the day is not appropriate and you need to communicate that with your contractor.

Also, make sure insurance forms have your address on it as the certificate holder.

Street resealing: There was a meeting yesterday with Esso to schedule and discuss the seal coat project for Morning Glory Lane. There is a map and schedule that will be adhered to, weather permitting. Last year, if weather delayed an area, it went to the bottom of the list. This year it will be the next in line.

Start date is planned for June 6th. There will be no driving on or walking on the identified area for 24 hours. Carney will have the schedule tomorrow and then the maps with identified areas will be taped to your garage and copies at the Clubhouse.

If anyone should want their driveway coated they should deal directly with Esso. Call then at 732-264-7712 or through email at [EssoBrothers@EBpave.com](mailto:EssoBrothers@EBpave.com) We have been provided information that a Single Driveway will be $100 + tax and a Double Driveway is $200 + tax.

**Bus & Covenants** – Sharon Barker reported that all is going well with the bus schedule. We did receive a recall notice and we’ll follow up to see what service needs to be done and get it scheduled. Please check the schedule in the Express regarding the schedules for shopping and trips.

**Covenants** – when you send in or call with a covenants issue, please take a picture of the issue if you can and get that to me as well. You can email me the picture or drop it off at the office for me and let me know it’s there. Several issues that have been called in are not happening at the time that I drive by to observe. A picture would help greatly.

**Lawn Care/Snow** –Mickey reported for Barbara who is away. He discussed that there have been several calls about the walkways are not being blown off after lawn cutting. He is speaking with the contractor and asking that they pay attention to this part of the service. Usual cutting is on Thursday or Friday. He came Saturday of this last week and the lawns were wet. Please send concerns to Mickey.

Please note that June 7th should be mowing, but because of the seal coat it may not be done in your area. We normally get the lawn cut 4 times in June and 4 in July. We are flipping that schedule this year due to the seal coat. We get 25 mows a year. If weather causes changes to this plan we will inform all residents.

**Irrigation** – Joe reported that due to the very wet spring the sprinklers have not been running consistently because the sensors cause sprinklers not to run when there is a quarter of an inch of water. Thank you for letting him know of repairs needed with complete information on the forms. Also, thank you for work orders being completed properly and flagging areas.

Please note that during seal coating the sprinklers will not be running in the impacted areas of Morning Glory Lane. Be reminded that if you water your own lawn, you should not be watering during the seal coating process. Also, do not blow grass into the street if cutting your own lawn.

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

**Residents Club** – Deb Cassens reported:

* June 1st – Trash or Treasure (rain date June 2nd) please keep your fingers crossed for good weather
* June 22nd – Ice Cream Social at 2:00 – please RSVP with the form on the back of the Express

**UNFINISHED BUSINESS**

**Pool Emergency Repair**: Mickey reported that pool companies have come in to find the leak. It was identified and treated as an emergency last week. We now have to go through several phases of inspections including an electrical inspector to inspect for grounding and the township has to come out to inspect. We then have to add chemicals to the pool. All to say that the pool will not open for Memorial Day weekend. We are hopeful that the pool will open June 1st. We will keep our residents informed.

**Multi-Court Update:** We have been informed of a delay from the manufacturer for the surface installation. We are hoping to have the material in two weeks. It will then take a week to install.

**NEW BUSINESS**

**Pool Repair Discussion and Vote:**  Mickey reported that we have received three quotes. The work includes addressing broken pipes under the pool and they will need to break up concrete to repair. We will see patches in the pool and will need to resurface. We are getting prices for resurfacing and will get a few more bids because the work is so expensive.

Mickey stated that we received 3 bids. Mickey made a motion that we accept the mid-price bid from Fortunato Pools for $13,000. Second by Carney. Motion carried. Note: Bids available for review.

**Q&A from Residents:**

Q - Karen H asked if the pool area will be landscaped and will it be sprayed for weeds.

A – Yes, the landscaping and weeds will all be taken care of by the landscapers

Comment: Ralph mentioned that the pool area and furniture will be power washed and set up.

Q – Jim M asked what is being resurfaced at the pool.

A – We plan on resurfacing, which usually lasts for about 10 years. Some of the money is already in the reserve account.

Comment: Ralph thanked everyone for their patience with the pool and asked for some additional volunteers for the pool to lock up and to test the water. He will not be as available this summer due to health issues and needs the additional help. Please let him know if you can help.

Q – Carol G asked how does our snow budget and reserve look for the coming season.

A – We are in good shape with about $125K in the account.

Comment: We might consider changing the name of the snow reserve to weather reserve, due to previous wind storm damage.

**Reminders:**

**Seal Coat** - Mickey reminded everyone that the official scheduled for seal coating will be put on garage doors each day by Esso Brothers.

**Trustee Positions –** Mickey asked that folks consider volunteering to serve as a Trustee. We will have Trustees retiring this year. The election is the 1st Monday of October. Applications are due in September and then a meet the candidates event. We need another good group of volunteers to serve. Please think about it now and reach out to Mickey or any Trustee if you have questions.

**ADJOURN:** Being no further business, Mickey made a motion to adjourn the meeting, the motion was seconded by Joe. The meeting was adjourned at 7:45.

Minutes submitted by: Sharon Barker, Secretary

**NEXT MEETING: June 18, 2024 at 7:00 p.m. via zoom. Simulcast available at Clubhouse.**