**Board Members Present:** Mickey Ribera, President; Joe Hearon, Treasurer; Jon Michalski, Secretary; Trustees: Ralph Ruggiero, Barbara Hubbard, Jim Farley

**Absent:** Carney Siciliano, Vice President

**OPEN HOA FORUM** called to order at 7:01 PM

**Initial Comments**: *Mickey Ribera*

Mickey announced that Trustee, Sharon Barker, has resigned due to personal health reasons. Jon Michalski has joined the Board and will be assuming Secretary responsibilities.

*Regarding community chatter items:*

* Lawn service blowing off patios/decks – this service is not currently included in the contract scope so is not being routinely performed; we will discuss adding to scope for the next contract period.
* Lawn irrigation during hot weather – Jim Farley will detail this in his report.
* Towing and parking violations – Whiting Station Trustees do not call to order towing. Vendor does random surveillance and will tow improperly parked vehicles when observed.

(78MGL—CG) Expressed concern about those Trustees who were candidates and were voted on the Board, and soon after that resigned. Residents who seek to serve on the Board should weigh the importance of the full term commitment.

(23MGL—RD) Echoed previous comments and expressed thanks to the new Trustees who have stepped in to fill vacancies. Also, requested considering adjusting the scheduled pool aerobics start time one hour later to accommodate more who would like to participate. The schedule is dependent on the instructor’s availability.

(311GD—MS) Requested update on JCPL painting electric boxes. Carney was not present to comment, but Mickey suggested residents call JCPL directly to complain.

(638PLS—SP) Since the previous hedge along the MGL side of the pool area was replaced with ornamental grasses, passing drivers on MGL often turn to look toward the pool area; so is requesting installation of a new hedge for privacy.

Regarding recent overnight parking/towing issues:

(122MGL—JY) As the Covenants chair prior to 2019, he used to personally place warning notices on cars parked on street overnight, rather than towing them without warning. Mickey responded that this Board will not be taking up the issue of street parking. Joe Hearon raised the question as to who would patrol and enforce such an approach, noting that this issue will require a community solution. (88MGL—CW) suggested posting an Express advertisement for volunteer patrols. Regarding warnings, Ralph Ruggiero reminded everyone that the posted signs about towing are a warning themselves and that street parking requires personal responsibility and vigilance. Jim Farley questioned whether the towing service might issue $100 fines, but not actually tow away vehicles. Mickey responded that we could ask the service, but administration, tracking and collection enforcement would be problematic.

(554PLN—RR) Reminder that SCAN (Senior Citizens Action Network) seminar is tomorrow at Crestwood Village V at 10 AM. Topic is “Senior Scams.” Bob will bring back information.

(5MGL—EO) Noted that line painting is only done at curves and at intersections and asked whether center line striping can be done on entire roadways.

Mickey responded that the restriping was done exactly as the previous striping to comply with requirements. Striping beyond that would involve added cost to the community.

(46MGL—BL) Asked whether any residents prior to 2019 can explain how the towing policy came to be. Mickey responded that the original towing company issued warnings, but they eventually discontinued the service because they were not actually towing cars. Again, we can inquire whether the current towing service would consider issuing $100 fines in lieu of towing. (88MGL—CW) said that previously we issued warnings for first time violations and fines for second time. Mickey responded that sounds simple, but it’s not simple. This Board realizes that towing is an unpopular thing, but the problem is finding a real solution that’s long lasting, fair, and works for everyone. We will keep working on it and provide updates.

Forum concluded at 7:42 PM

**BOARD OF TRUSTEES MEETING** called to order at 7:43 PM

**Approval of previous meeting minutes:** All Board members previously reviewed the draft meeting minutes for June 18th. Mickey filed a motion to approve these minutes; all approved.

**Treasurer’s Report:** *Joe Hearon*

Total Assets to date: $897,719.84

Current Liabilities: $ 42,702.00

Overall, we are doing well and operating well under budget for the year. Some homeowners have been late and/or delinquent with submitting monthly maintenance fees.

We now have a new check scanner in the office. There was a little delay at the beginning of the month but check processing should be instant going forward.

Following a delay, the 2023 Budget Audit has now been completed.

We have also completed the replacement of our computer system to bring equipment up to date.

Despite some unplanned expenses, along with payments for the multi-court and pool repairs, we are still operating below budget for the year.

The Budget Committee is beginning to work on the 2025 Budget. Bud Havens has kindly agreed to work with the committee. With concerns about inflation and the cost of services, it is too early at this point to determine whether the monthly fees will increase for next year. Through this process, the plan is to continue to provide services residents expect and are willing to afford.

The complete report will be posted on the clubhouse bulletin board.

**Clubhouse & Pool:** *Ralph Ruggiero*

The overall process to complete pool leak repairs necessitated extra expenditure for additional chemicals and water to refill the pool but otherwise, the budget is okay. A storm last week caused a power loss that interrupted the filtration system, subsequently requiring super chlorination to return the pool to normal operating levels. Due to Dave’s recent leave of absence, additional volunteers are needed for daily pool opening and cleaning services.

No issues with the clubhouse.

**Architectural & Common Grounds:** *Mickey reported for Carney Siciliano*

Year to date, we have processed 80 applications: 75 approved, 1 on hold, 1 pending, 3 denied. 13 were tree related; 62 were home improvements.

First three quarters DEP Basin inspections are completed. Most recent determined a tree is blocking drain in Basin 2, which will need to be removed.

Church-to-church sidewalk repairs along Schoolhouse Rd have been approved; contractor and scheduled repair dates are TBD soon.

All applications for exterior repairs/improvements and/or paint must include manufacturer sample (*not a computer printout*) for finish color (even if matching existing color).

**Bus & Covenants:** *Jon Michalski*

Bus: We received the backordered brake line clip for the bus recall, and the repair was completed last week. These months are a bit busier with increased bus trips but with fewer anticipated trips later in the year, we are currently tracking where we should be with the budget.

Covenants Committee: The committee now has a new chair. A reminder to residents to not park in fingers and be responsible to instruct visitors and contractors likewise. While many homeowners have recently completed exterior power washing, some homes still need to be cleaned.

**Lawncare/Snow:** *Barbara Hubbard*

Services NOT in lawncare contract scope:

* *Blowing of porch/patio extra debris*. While Turfmasters removed this from scope to reduce contract cost, they are still responsible for blowing off any grass clippings their mowing creates. Occasionally a worker may randomly blow off debris, but that is not part of scope.
* *Removal of twigs/branches*. Twigs/branches are only picked up during the one-time Spring cleanup. At all other times, residents may NOT leave debris piles along streets. They should take debris to the Township recycling center.
* *Trimming around wooded mid-lawn gardens*. These were not part of the original community plan and are therefore considered to be the homeowner’s responsibility.
* *Removal of acorns, maple, and oak pods*. This would require individual raking of each lawn, which is not part of the contract.

**Irrigation:**  *Jim Farley*

We are currently experiencing a season of lawn duress. With strict DEP constraints on well water consumption, homeowners may need to provide additional watering to supplement the sprinklers schedule.

At this point we are slightly over budget but are working on bringing this in line. Jim has been able to resolve some issues himself, eliminating the need for some service calls.

As the placement of some new rain sensors is not optimum for accurate measurements, we may be reaching out to some adjacent homeowners to request placing those sensors on their gutters to improve measurement accuracy.

**Residents Club:** *Deb Cassens*

**Upcoming Events:**

* FREE Labor Day Pizza Pool Party and live entertainment – Monday, September 2nd, 1-4 PM. Our own Carney Siciliano and his band, ACM, will be performing. Please RSVP and be sure to notify if plans change.
* Karaoke Night – Saturday, September 28th, 7-10 PM. $10 per person. Please RSVP
* Annual Craft Fair – Saturday, November 2nd, 9 AM – 3 PM. We will need LOTS of volunteers!

**Election Committee:** *Lynne Sweezo*

With three Trustee mid-term resignations, all seven current Trustee positions will be up for election this year for either one- or two-year terms. BOT candidate applications will be distributed in the August Express. Election timetable as follows:

August 15th – applications due

August 30th – ballots mailed to homeowners

September 3rd – meet the candidates night

October 7th – voting closes; the results will be announced at the Annual HOA Meeting that night.

**Unfinished Business:** *Mickey Ribera*

The multi-game court has now been completed! New resident, Allison Baker, is a pickleball aficionado, and is graciously offering beginner pickleball instruction. Folks can enjoy just hitting balls anytime, but we hope to eventually schedule organized open play opportunities where anyone can come out and enjoy organized game play. Community equipment is now available in storage lockers in the court area.

**New Business:** *Mickey Ribera*

The existing wood border around the new multi-game court was found to be separated and twisted. The most cost-effective solution is to install river stone in its place, which has now been completed. Since expenses greater than $1,500 must be approved by vote, Mickey filed a motion to authorize $1,687 invoice payment; Ralph seconded; all approved.

**Adjourn** Being no further business or questions, Mickey filed a motion to adjourn the meeting. Ralph seconded, all approved. Meeting was adjourned at 8:19 PM

**Next Meeting: August 20, 2024, at 7:00 PM** via Zoom with simulcast available at Clubhouse.

*Respectfully submitted by*

*Jon Michalski, Secretary*