

Whiting Station Board of Trustees Open Forum and Meeting

Virtual via Zoom – November 19, 2024

(Pending formal Board approval at the next Board of Trustees meeting on December 17, 2024)

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

The Agenda for this meeting is posted on the website and on the bulletin board in the Clubhouse hallway.

BOARD OF TRUSTEES MEETING Mickey Ribera called meeting to order at 7:02 PM

Mickey began by asking participants for any questions concerning the agenda. No questions were raised.

This is our last Zoom meeting for the year. The next meeting will be an open forum held live in the Ballroom (on December 17th), and it will be the last meeting for the current Board of Trustees. Next year's Board will be comprised of some current Trustees, as well as some newly elected Trustees. He encouraged patience with the new Board, as there will be a learning curve for Trustees entering new roles.

Mickey then acknowledged some residents have commented on Facebook concerning lawn and leaf cleanup and indicated that we are addressing those concerns. Barbara Hubbard will comment further in her report.

Approval of previous meeting minutes: All Trustees previously reviewed the draft minutes for the November 15th Meeting. There being no further discussion, Mickey filed a motion to approve the November 15th minutes; second by Carney; all unanimously approved.

Treasurer's Report: *Joe Hearon*

Joe stated that our budget figures are doing very well for this time of the year. Our current liabilities are around \$55k and our cash and current account assets exceed \$330k.

As of the beginning of the month, there were some late accounts, but we appreciate that some homeowners have since brought their accounts up

to date. We continue to pursue resolution of some lingering delinquent accounts.

Right now, we are positioned well for beginning the next year.

Once again, Joe reminded everyone that there will no longer be maintenance fee coupon booklets for 2025. Many homeowners have already migrated to use their bank's free bill pay service. Doing so saves a lot of time and makes the monthly process more efficient. To make the setup process simpler for homeowners, Laura in our office can provide helpful information on setting up the feature. Some have asked about paying via ACH (*Automated Clearing House is an electronic, bank-to-bank transfer*). We have not enabled this option to date because banks charge our HOA fees for every transaction, and we want to avoid such fees, as they would increase in our operating costs.

Finally, **please be reminded that the monthly amount is changed to \$182 starting January 1st.**

Bus: *Jon Michalski*

Our bus operations are running smoothly, with a regular weekly schedule of local shopping, as well as special shopping, lunch, and points of interest outings throughout each month. Everything is up to date with the bus and there are no issues to report.

Irrigation: *Jim Farley*

The irrigation system was shut down for the season on November 4th. System startup for the next season will be sometime in April or May, and Jim will post the schedule after it has been determined.

Covenants: *Jon Michalski*

During the past month, the Covenants Committee has tracked several compliance inquiries in the community and issued friendly reminders as needed. We appreciate homeowners' responsiveness to the reminders in remediating the issues in a timely manner.

We continue to encourage homeowners to maintain awareness of requirements stated in our Declaration of Covenants and Restrictions and the Rules & Regulations. Both governing documents are available on the Whiting Station website under the Homeowners Association tab.

At any time, homeowners may direct inquiries to the designated Covenants Committee email address: whitingstationcovenants@gmail.com. Having already observed some holiday decorations in the community, Mickey reminded residents that display of holiday decorations is not permitted until the day after Thanksgiving, and must be removed by Three Kings Day (*January 6th, also known as Epiphany*).

Lawncare/Snow Removal: *Barbara Hubbard*

We are in the middle of leaf removal season. There have been quite a few recent complaints about the poor leaf removal service of our landscapers. Many are upset over the mulching that is being deposited on our lawns. Through our ongoing discussions with Turfmasters, they indicated that with the enormous volume of leaves so far, some mulching is unavoidable, but they assure us that, at the end of the season, the lawns will be free of leaves and mulched leaf piles. With three more scheduled mowing events this season, as the leaf falling diminishes, the lawnmowers will be able to pick up much more mulch debris before concluding the work this season. The final scheduled mowing date is December 13th, to include blowing out of all shrub bed areas. Rather than posting complaints on Facebook, please express any issues or concerns directly to the lawn service email at lawncare.ws@gmail.com.

Architectural & Common Grounds: *Carney Siciliano*

During the period 10/15/24 through 11/19/24, 15 new applications were processed, with 100% approved. Nine were home improvements; six were tree related. During this fall, 10 trees were removed, but replacements for each must be planted by springtime. A list of these properties will be tracked in the office to remind homeowners in the spring, if needed. In advance of planting any replacement trees, homeowners must specify the species, location, and planned timing of new tree plantings. Please provide this information to Laura in the office or Mike Madorma, the incoming responsible Trustee.

Manchester Township Zoning denied approval of our proposed Clubhouse tree replacement project. Carney then submitted a letter to the state Pinelands Commission, along with documentation requesting reasonable consideration of our issue, since the Township rejected our application without

even visiting the site. As we await a response from the Pinelands Commission, the project will push into further 2025.

We continue to await approval from Ocean County Engineering department for the sidewalk repairs along Schoolhouse Rd. If the project cannot be completed before adverse winter conditions, we may have to delay completion until spring 2025.

K&W Tree Service will be cleaning up the common ground areas around the Lacey Road entrances (accident damage on Orchid St. side and pruning for improved sight lines on Gardenia Dr. side). We also asked them to check sight line improvements at the Schoolhouse Rd. entrance.

As part of fire prevention, there was an update to the Township wood mulch ordinance on November 18th. As written, this ordinance applies to commercial businesses and therefore will affect Whiting Station homes currently operating as rental properties. The ordinance specifies setback distances for application of wood mulch around the foundation. We have submitted our list of rental properties to the Township. Please note that non-rental properties are exempt.

Clubhouse & Pool: *Ralph Ruggiero*

The pool is now closed and the pool house has been winterized. The planned resurfacing of the pool is scheduled for the third week in March 2025. The Clubhouse carpet was cleaned following the Craft Fair event.

For now, we are continuing to use a contract cleaning service for the Clubhouse while Dave remains on disability. Any issues or concerns should be brought to Ralph's attention.

Old Business: *Mickey Ribera*

No prior old business.

New Business: *Mickey Ribera*

Mickey stated that, as clarified and advised by our HOA attorney, Terry Kessler, the required Annual Meeting in October is recognized as a members meeting, not a Board of Trustees meeting and, therefore, approval of the minutes of an Annual Meeting must be voted on by all members (homeowners in good standing) present at the meeting, rather than by the Trustees. As part of correcting what was mistakenly approved previously, Mickey proposed a motion that the Trustees rescind their October 15th vote to approve the October 7, 2024, Annual Meeting minutes and,

with second and unanimous Trustee approval, the motion was carried. Also, as further correction, Mickey stated that members present at today's meeting will need to vote acceptance of the 2023 Annual Meeting minutes, which have been posted on both the website and the bulletin board, as the prior voice shot notification to homeowners explained a couple of weeks ago. Mickey proposed that we proceed with this vote now via Zoom, by stating that we will assume all members present accept the 2023 minutes as posted, unless any objections are raised. There being no member objections, the 2023 minutes were considered unanimously accepted by all members present.

Going forward annually, the members Annual Meeting will be held in person as required on the first Monday in October. Next year, it will take place on October 6th, 2025, where a membership vote will be taken to approve the 2024 Annual Meeting minutes. Then, following the adjournment of the Annual Meeting, we will also conduct the regular monthly Board of Trustees meeting.

Next on the agenda is discussion and vote on a resolution to return unused library funds annually to the Residents Club general fund. All Board members have seen the resolution, and with no discussion, Mickey motioned to approve the resolution, Joe seconded, and all Trustees unanimously approved.

Member Q&A

(CG—78 MGL) noticed the shade canopy in the pool area is still in place and asked whether it will be removed for the season to protect it from potential weather damage. Mickey and Joe are planning to remove the canopy this week

(RD—23 MGL) asked if there is a report from the Residents Club, noting that they have done and are planning so many good things for our community, and we should recognize their great contribution.

Since Mickey did not see Debbie Cassens in attendance, he assumed there was no report. However, Debbie was logged in with another member and spoke up to report upcoming events:

- Tuesday, November 26th 10AM – help decorate the Clubhouse (coffee, bagels and donuts)
- Friday, November 29th – RSVP deadline for Holiday Dinner
- Thursday, December 5th 7PM – tree lighting at the Clubhouse with light refreshments
- Friday, December 13th – Holiday Dinner

—Saturday, January 11th – remove Clubhouse decorations

Everyone is welcome, and we encourage residents to participate.

Adjourn Being no further business or questions, Mickey filed a motion to adjourn the meeting. Jim seconded, all unanimously approved. The meeting adjourned at 7:32 PM.

Next Meeting: Board of Trustees and Open Forum Meeting – Tuesday, December 17, 2024, at 7:00 PM in the Clubhouse Ballroom.

*Respectfully submitted by
Jon Michalski, Secretary*