

Whiting Station HOA Open Forum and Board of Trustees Meeting

Station Hall Ballroom – December 17, 2024

(Pending formal Board approval at the next Board of Trustees meeting on January 21, 2025)

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

HOA OPEN FORUM Mickey Ribera called the forum to order at 7:01 PM and invited comments or questions from homeowners present.

(JB—630 PLS) inquired whether the issue of various items (tools, ladders, sheds, tarp-covered items) being stored around the exterior of homes is being addressed, commenting that allowing such things detracts from the community's appearance. Jon responded that inquiries directed to the Covenants email are acknowledged and tracked by the Covenants Committee, who investigates to verify the inquiry. If substantiated, the Committee issues a friendly reminder to the homeowner to address the stated issue. If not addressed, there are further steps that can be taken with official Board action. He did not know current status of the specific inquiry. Mickey added that the process to address issues can take some time, explaining that with each step (friendly reminder, violation notice, fine imposition, dispute) there are suspense timelines that apply which can impact resolution. Without revealing any personal information, the items of inquiry have been addressed.

JB also expressed a neighbor's concern about a commercial vehicle parked in a driveway near the Clubhouse. Mickey responded that the subject vehicle registration is not commercial, but is municipal, which is not specifically restricted within our Covenants.

Also mentioned was observation that a particular home's exterior color choice is different than what is thought to be originally accepted. Mickey responded that such inquiries should be directed to the Architectural Trustee.

(MR—51 MGL) expressed thanks and appreciation to Board and Residents Club members for all their dedication and hard work that benefits of our community.

(SW—632 PLS) asked who is responsible for following up on violations. Mickey responded that follow up is with the Covenants Committee,

reiterating that there is a process and timelines that may impact resolution. Another question raised was whether homeowners can operate a business at their house. Mickey responded that operation of residential business is prohibited, with a couple of exceptions. SW referenced believing a tile business has been operating at a home on PLN for 2+ years. Mickey stated that the situation had been previously investigated and found to not be the case, but an inquiry can be made to Covenants to look at it once again. Jacki Scampato, incoming Trustee, spoke up saying she lives next to the residence in question and that the owner does not operate a tile business; rather, the owner has hired a contractor to tile throughout the house, then remove and replace all the tile three times, which is why the contractor has been working on site so frequently. Mickey reiterated that any further complaint about the matter should be directed to Covenants.

Being no further comments, the Forum adjourned.

BOARD OF TRUSTEES MEETING

Mickey called the meeting to order at 7:18 PM. Agenda is posted on the Clubhouse bulletin board and on the Whiting Station website.

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 Barbara; all unanimously approved.

Treasurer's Report: *Joe Hearon*

This being the last Board meeting for the year, as previously stated, all numbers are doing well for the year. As the cost of most everything has gone up dramatically, our maintenance fees must also increase for 2025..**As of January 1st, the monthly amount is \$182.**

Please make sure that all bank automatic bill payments and all written checks are issued for the correct amount going forward, as any payments submitted with the wrong amount create excessive processing delays and an undue accounting burden for our office.

Joe once again recommended homeowners set up and use their bank's free bill pay service for monthly fees. Laura in our office can provide helpful information on setting up the feature.

Our current liabilities are about \$46k and our cash and current account assets are about \$360k.

We recently incurred an unplanned expense to replace a failed boiler part but, thanks to help from current and incoming Board members, we were able to expedite completion of the repair at a reduced cost impact.

Each month's financial report is posted on the Clubhouse bulletin board. Any late accounts shown are as of the 30th of the month, but most are brought current when the next monthly payment is submitted at the beginning of the following month. We continue to pursue resolution of some lingering delinquent accounts.

Going into the new year our budget is looking well.

Clubhouse & Pool: *Ralph Ruggiero*

Our maintenance person, Dave, has returned to work following his absence, and is once again servicing our Clubhouse and doing a great job.

The repair that Joe just mentioned was for an original circulating pump that we will be discussing later in the meeting.

The resurfacing needed for our pool will be done in March. Ralph will coordinate with the incoming Clubhouse Trustee, Russ Krischik, for a smooth completion of the project.

Mickey added a response to some Facebook comment that seemed to think the planned pool repair is simply cosmetic. To clarify, the resurfacing is not cosmetic and it needs to be done to address a structural issue.

Architectural & Common Grounds: *Carney Siciliano*

During the period 11/19/24 through 12/17/24, four new applications were processed, with 100% approved. Three were home improvements; one was tree related (to plant a tree).

Year to date, 154 applications were processed, with 93.54% approved, 3.25% denied, and 3.21% pending/on hold until Spring.

Carney expressed appreciation to Ed Oxenham and Larry Webb for their great support, particularly during his beginning of the year illnesses. He also thanked Mickey and the entire Board team, as well as Laura Dempsey in our HOA office for her significant help.

Carney reiterated that the Architectural modification application was revised and requested everyone use the revised application going forward. He emphasized that the COLI (Certificate of Liability Insurance) portion of the application must name the homeowner at their address, and not 323 Gardenia Drive (Clubhouse address). Applications will not be approved without the correct information.

Accomplishments during 2024 include common grounds tree safety program (reviewing common area trees and removing dead or at-risk trees), installation of recreation area concrete walkway, conducting drainage basin inspections and maintenance, per legal requirements, trimming tree branches for sight line safety near entrances along Lacey and Schoolhouse Roads, completing the 2024 sealcoating project, repaving of water line break roadway damage to Finger 35, street lighting inspections, street lighting inspections with improved utility repair response time, completion of Schoolhouse Rd. sidewalk repairs and ADA ramps, and implementing of amended Township tree replanting requirements for each tree that is removed.

Looking ahead, in 2025 will be the ongoing repainting of electrical boxes, the tree removal and replacement project along the Clubhouse parking lot (pending appeal to Pinelands Commission), the 2025 sealcoating project, as well as all usual responsibilities. As Carney transitions his responsibilities to new Trustee, Mike Madorma, he thanked everyone for their support throughout his time as a Trustee.

Bus & Covenants: *Jon Michalski*

Whiting Station bus operations continue to run smoothly. Month after month, we have maintained a regular transportation schedule for local supermarket shopping, mostly on Mondays and Fridays. Tuesdays and Wednesdays feature a nice variety of other shopping, lunch, and entertainment trips, all planned and coordinated by our dedicated volunteers, Joan Forgione and Lou Ann Breaks, whom we appreciate very much. Each month, the upcoming schedule is published in the *Express*, so please be sure to look for notes indicating sign-ups or special pickup times. Our bus driver, Lori, has been serving our community well, providing safe travel, and courteous and friendly assistance for our residents. In addition, Lori has efficiently scheduled and coordinated routine maintenance

services, recall campaigns, and required motor vehicle inspections, all of which are currently up to date.

Regarding Covenants, the Covenants Committee serves the community by documenting and investigating inquiries and issuing and following up, as needed, any friendly reminders to property owners. Typically, most notifications have resulted in positive responses, helping to improve and maintain the overall community aesthetic and appeal. Some of the homeowner responsibilities addressed have been respectful pet ownership and care, shrub bed maintenance, accumulated brush debris, proper display of political signage, proper storage of personal items and trash/recycling containers, and illegal feeding of wild deer and other animals.

As a special note, particularly during this busy holiday season, we remind everyone to ask their visiting guests to park only on the street, and never park on the fingers, since fingers are considered fire lanes.

Homeowners are encouraged to maintain awareness of the requirements stated in our **Declaration of Covenants and Restrictions** and our **Rules & Regulations**, both of which are available on the whitingstationcommunity.org website, under the **Homeowners Association** tab. As always, homeowners may direct inquiries to the designated Covenants Committee email address, whitingstationcovenants@gmail.com. We appreciate the vast majority of homeowners who have a genuine interest in maintaining the community requirements and standards to keep Whiting Station a lovely place to live.

Lawncare/Snow Removal: *Barbara Hubbard*

We are glad that the summer and fall seasons are over. Next we anticipate snow which, by some reports, may be more than last year, so please be patient during snowfall events. For accumulations over 2 or 3 inches, the service will perform clearing. During larger weather events, we may delay initial clearing somewhat to avoid having them come multiple times but be assured that they will come. Please direct any questions or concerns to Barbara at lawncare.ws@gmail.com.

Irrigation: *Jim Farley*

With the irrigation system shut down for the season, Jim is working on the irrigation schedule for next season and will post it so homeowners

know what time and duration (i.e., 20 or 30 minute schedule) their zones will operate.

In walking around the community, Jim has noticed that sometimes vehicles park on the roadways with tires beyond the curb aprons and onto the grass. When this happens, there is a risk that sprinkler heads along the aprons can be damaged, which is costly to the homeowners and the community. Please be mindful and mention this to any guests who park on the streets, as well.

Residents Club: *Deb Cassens*

Thanks to everyone who came to the Holiday Party and made it a great event.

Some highlights from the past year include a paint party, Valentine's soup luncheon, first karaoke night, free bagel bash, Toms River Multi-generational Orchestra concert, community-wide Trash or Treasure day, free ice cream social, Labor Day party with Carney Siciliano's band as great entertainment, second karaoke night, annual Craft Fair, Clubhouse decorating, and annual Christmas tree lighting.

Upcoming events ahead include removing Clubhouse decorations (Jan. 11—with coffee & bagels), and soup luncheon (Feb. 13)

With 2025 being the Residents Club team's fourth year as volunteers, they will be seeking new recruits to volunteer, so please consider serving.

Old Business: *Mickey Ribera*

No prior old business.

New Business: *Mickey Ribera*

Mickey explained that, as Ralph mentioned earlier, in late October we experienced a failure of one of the two Clubhouse boiler circulation pumps that alternate back and forth. Our HVAC contract service determined the pump bearings were bad and quoted rebuilding the bearings and impeller components in the existing pump (with a 10 week timeframe). Looking at alternatives, new Trustee, Russ Krischik, used his business contacts to source an entirely new pump for about the same price as the rebuild cost (and less than some other quotes we obtained), with about a 2 week timeframe. The pump cost was \$4,219.79 and installation was \$1,100.00, for a total cost of \$5,319.79. With great thanks to Russ for his help, the pump replacement was then completed as an emergency repair. Mickey proposed a motion to approve the emergency repair cost of \$5,319.79,

seconded by Barbara. With no discussion, the Trustees unanimously approved the motion.

Farewell to Retiring Trustees: *Barbara Hubbard*
Barbara presented tokens of appreciation to each of our outgoing Trustees for their time of service to the Whiting Station community. She then spoke one-by-one about Ralph Ruggiero, Carney Siciliano, and Mickey Ribera, highlighting their individual accomplishments and contributions, as well as the attitude and team spirit with which they served in various capacities during their years as Trustees, much of which was behind the scenes, but very much appreciated. Everyone in Whiting Station benefitted from their service and, as we thank them, we wish them well.

Mickey then thanked everyone for the privilege of serving as President of the Whiting Station Board of Trustees for the past two years. He explained that he initially approached becoming a Trustee because he disagreed with some decisions and felt some things should be changed. Rather than complain to neighbors, he decided the best way to make a difference was to step forward and join the Board. That is something he encourages everyone to likewise consider. If they have concerns, the best way to address them is to get involved. Each person's voice matters and their participation makes all the difference.

Mickey expressed appreciation for so many people who work behind the scenes, including both past and present Board members, and members of the Budget Committee, Covenants Committee, ADR Committee, Election Committee, and Architectural Committee, all of whom contribute to the community's wellbeing. He gave special thanks to the Residents Club, whose contribution is critically important to the success of Whiting Station.

Thanks also to Maggi Knapik and the *Express* staff for the countless hours spent keeping us up to date and bringing us closer together. Maggi also serves as liaison with Senior Publishing for our Member Directory, and our Rules and Regulations publications.

Mickey expressed his appreciation for our employees, Laura Dempsey, our Office Manager, Dave Ketterer, our Custodian, and Lori Deaver, our Bus Driver, each of whom serves in their roles with great competence in a personable, professional manner.

Adjourn Being no further business, Mickey filed a motion to adjourn the meeting. Jon seconded, all unanimously approved. The meeting adjourned at 8:00 PM.

Next Meeting: **Open Forum and Board of Trustees Meeting – Tuesday, January 21, 2025, at 7:00 PM** in the Clubhouse Ballroom.

*Respectfully submitted by
Jon Michalski, Secretary*