

Whiting Station Board of Trustees Meeting

Virtual via Zoom – March 18, 2025

(Pending formal Board approval at the next Board of Trustees meeting on April 22, 2025)

Board Members Present: Joe Hearon, President; Jacki Scampato, Treasurer; Jon Michalski, Secretary; Trustees: Russ Krischik, Mike Madorma
Absent: Barbara Hubbard, Jim Farley

BOARD OF TRUSTEES MEETING

Joe called the meeting to order at 7:02 PM with a quorum of Trustees present. The agenda is posted on the Clubhouse bulletin board and on the Whiting Station website.

For members who have not received the Zoom meeting invitations via email, first sign up for notifications via the Resident Connection under the Homeowners Association tab on our website, whitingstationcommunity.org. Next, add “contact@whitingstationcommunity.org” to your email Contacts list so messages do not go to junk mail folders. Even so, it has happened where messages continue to go to junk mail, so please be sure to check that folder. The Zoom invitations are typically emailed to members the Saturday prior to a scheduled meeting.

Joe reminded residents that the Whiting Station Facebook pages are not monitored or moderated by the Board of Trustees, so residents who post complaints in that forum will not be addressed by Trustees. The proper forum to voice comments or complaints is to contact either the HOA office or email the Trustees at ws.boardoftrustees@gmail.com.

Approval of previous meeting minutes: All Trustees previously reviewed the draft minutes for the February 18th meeting. There being no questions or discussion, Jacki motioned to approve the minutes; second by Russ; all unanimously approved.

Treasurer’s Report: *Jacki Scampato*

The monthly financial summary for February is posted on the Clubhouse bulletin board and will be published in the next *Express* newsletter. We are currently operating on budget but have had some unplanned expenses associated with a water main break repair.

Jacki reported that a majority of homeowners now make their monthly payments via their bank’s bill pay service, which has been working out well. In some cases, due to processing delays of some banks, the HOA office does not receive these automatic payments until after the 10 day grace period. Since this creates extra work to process on our end, we

therefore suggest adjusting the bank bill pay due date a few days earlier (like the 28th of the month) to maintain timely processing of monthly payments. Some homeowners have begun paying quarterly, and even some annually.

Clubhouse & Pool: *Russ Krischik*

There is nothing to report regarding Clubhouse operations. Russ confirmed the contractor is on track for beginning the pool resurfacing project planned for March 24th. Since projected overnight temperatures need to be above 40 degrees for this work, it is possible the start may be delayed by a week or so but there is plenty of time in the schedule to allow for all work to be completed before the scheduled opening for Memorial Day weekend.

We will be voting to award this year’s pool maintenance contract to Carmona Pool Services, who will be including use of a pool cleaning robot with the service.

As with every summer season, we will need a number of pool volunteers from the community to open, close, and monitor the pool area and operation.

In response to concerns about possible irregular contour of the pickleball court surface, the contractor inspected and determined that the surface is within approved tolerances. The contractor will return to change the swing direction on the courts entrance gates. Also, for safety visibility, we will be painting yellow striped lines at the steps. Joe added that the contractor will also be performing annual grooming of the bocce and putting green surfaces and providing a lubricant for the shuffleboard pucks.

Architectural & Common Grounds: *Mike Madorma*

Mike and his team have been working to evaluate a number of recent architectural modification applications and appreciate homeowners’ patience with the process.

Bus & Covenants: *Jon Michalski*

Whiting Station regular bus operations continue to run smoothly. Please note that our bus driver, Lori, will be on vacation March 26—April 4, during which time bus operations will be suspended. There are no special trips scheduled then and Lori has also informed all regular Monday and Friday riders there will not be transportation for local shopping during her absence.

The Covenants Committee has reorganized with new members. We appreciate resident volunteers who

serve on this committee in support of HOA operations.

Some related reminders to mention:

- Please do not park in finger lanes, as they must always be kept clear for emergency access
- Trash bags for garbage pickup must always be placed inside closed trash containers.
- Springtime is a good opportunity to check around the exterior of homes for any accumulated debris. It is also a good time to inspect siding for mold and algae stains and begin planning for pressure wash cleaning.

Residents should always direct inquiries to the designated Covenants Committee email address, whitingstationcovenants@gmail.com.

Lawncare/Snow Removal: *Joe Hearon for Barbara Hubbard*

It is safe to now say that the snow season is over. We only had 3 small snow events this year, so costs for 2025 were minimal. The total expense for snow removal this winter was a little less than \$15,500, which leaves us with a significant reserve for next year's budget.

Our lawn maintenance season will begin on April 18th when Turfmasters will come to conduct their Spring cleanup. This will involve blowing out of garden beds surrounding homes and first lawn mowing to remove any remaining leaves and debris. For your reference, the 2025 Lawn Maintenance schedule will be included in the April issue of the *Express* and will also be posted on our Whiting Station website. Please understand that the dates posted are pending weather conditions and may be subject to change.

- Please note: The Township of Manchester will be coming through our neighborhood on April 10th to pick up leaves and brush. Please use this opportunity to discard any sticks or garden debris that you want to dispose of. All items must be consolidated and left on one side edge of our main roads only, (no fingers). Leaves and pine needles must be raked to the curb in a single row (please, no earlier than April 5th). Brush and garden waste must be placed in a separate container for ease of pick up. (Garbage cans can be used) Sticks and branches must be tied into manageable bundles, away from other items, and must be less than 4 feet long with a maximum branch diameter of 3 inches. Please note, they will not pick up logs, stumps, grass clippings, bushes or trees with roots. On April 10th, please do not park cars near any piles so the large equipment can perform their pickup. These details will be posted in the April issue of the *Express*.

Barbara is currently travelling and will be returning before our scheduled Spring cleanup. Since she is away between our winter snow and spring lawn seasons there should not be any pressing issues. However, you may email Barbara at lawncare.ws@gmail.com if you have any questions. Barbara will have access to Wi-Fi so she will answer any questions within a day or two.

Irrigation: *Joe Hearon for Jim Farley*

The sprinkler system is scheduled to be turned on sometime around April 1st. Irrigation run time schedules "A" (20-minute normal cycles) and "B" (30-minute drought/heat cycles) for the upcoming season will be posted on the Clubhouse bulletin board and website.

Residents Club: *Joe Hearon for Deb Cassens*

- Saturday, March 29 at 7:00 PM will be a Trivia Night. This new fun event will include trivia games and prizes (\$5 per person; walk-ins are welcome).
- Saturday, April 26 at 9:30 will be a free Bagel Bash (RSVP by April 19).

Unfinished Business: *Joe Hearon*

No prior unfinished business.

New Business: *Joe Hearon*

The Trustees unanimously voted on awarding the pool maintenance contract to Carmona Pool Services.

Joe motioned to accept the contract for emergency water main repairs on a finger off Morning Glory Ln.; seconded by Jacki. In discussion, Russ expressed concerns that this type of leak could possibly occur at other similar locations throughout the community as a result of ground movement over time. Joe further explained that this particular break occurred on January 2nd just past the valve, which the Township shut off. Since the Township determined the break is within the community common area and not their responsibility, we had to complete the emergency repair. That cost is \$10,400 and the paving remediation will be another \$4,000. We have initiated an insurance claim but our deductible is \$10,000. Going forward, we are exploring insurance companies who may provide coverage for similar damage events, but more research is still needed. As the Budget Committee will be evaluating next year's budget, we may have to consider incorporating some funding for similar future events.

With a motion and second, and with no further discussion, the Trustees voted unanimously to approve the expenditure.

Questions on Agenda Items:

Lou Ann Breaks suggested the community hire an arborist to evaluate overall tree health throughout the community and make recommendations to homeowners concerning specific trees that need attention. Lou Ann will inquire with Ocean County Agricultural Center and report back.

Ralph Ruggiero asked whether Eosso Brothers does similar pipe repairs such as the recent water main break. Joe indicated that Eosso does those types of repairs, and that we would consider using them if something like that occurs again. Ralph also asked whether vibration from the milling and repaving work done last year could have been a factor in causing the pipe break. Joe indicated that the break was 4 feet below the road surface so it was not likely impacted by the milling and paving.

John Glass mentioned that the Cedar Glen Lakes community has used a company, Bausch, in Bayville for water pipe repairs. He said they do good work and are very reasonable. He will email the company contact information for future reference.

Adjourn: There being no further business, Jon motioned to adjourn the meeting. Russ seconded, all unanimously approved. The meeting adjourned at 7:39 PM.

Next Meeting: Open Member Forum and Board of Trustees Meeting – Tuesday, April 22, 2025, at 7:00 PM in the Clubhouse Ballroom.

*Respectfully submitted by
Jon Michalski, Secretary*