

# Whiting Station Board of Trustees Meeting and HOA Open Forum

Station Hall Ballroom – April 22, 2025

(Pending formal Board approval at the next Board of Trustees meeting on May 20, 2025)

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

## **BOARD OF TRUSTEES MEETING**

Joe Hearon called the meeting to order at 7:00 PM. Agenda is posted on the Clubhouse bulletin board and on the Whiting Station website. The scheduled Member Open Forum will be held following this Trustees meeting, as some forum questions may be answered by BOT meeting discussions.

Joe expressed appreciation for everyone participating in the meeting. Going forward, for Zoom meetings, we will have the option of in-person participation at the Clubhouse. To receive the meeting invitations, please make sure to sign up via the Resident Connection link on our website.

**Approval of previous meeting minutes:** All Trustees previously reviewed the draft minutes for the March 18<sup>th</sup> meeting. There being no further discussion, Jim filed a motion to approve the March 18<sup>th</sup> minutes; second by Jacki; all unanimously approved.

## **Treasurer's Report:** *Jacki Scampato*

We have a number of projects going on at this time, including the pool resurfacing, some Clubhouse work, and we will be discussing fitness equipment needs. In addition, we have seen 20-30% increases over last year in some of our regular bills. Notwithstanding, we continue to operate within our budget. The monthly Treasurer's Report is posted on the Clubhouse bulletin board.

## **Clubhouse & Pool:** *Russ Krischik*

The pool resurfacing project is going well; final brushing and chemical balancing will be completed soon. Our new contractor, Carmona Pool Services, will be performing maintenance going forward.

Ralph Ruggiero has agreed to work with Russ to recruit and schedule community volunteers to open and close the pool each day. In particular, we need people to help on Saturdays and Sundays so that we don't have to shorten the pool hours.

There are two treadmills in the exercise room that will need replacement. We are proposing one replacement treadmill and one new recumbent stepper, similar to what is typically used in physical therapy facilities.

We completed inspections of the AED (Automated External Defibrillator) devices and replaced the pads, which had reached their expiration dates.

## **Architectural & Common Grounds:** *Joe Hearon for Mike Madorma*

During the prior month period, 17 Architectural Modification applications were processed, with 11 approved. These included tree pruning, windows and door replacement, and yardwork. Please keep in mind that once the application is submitted, the Trustees have 30 days to process the request. While most often the response is possible within a week, there may be circumstances when the response can be much longer. Please allow for the proper application processing/approval time in planning your project schedule. In addition, please remember that all modifications performed by an outside contractor require the submission in advance of the contractor's Certificate of Liability Insurance to the HOA office via email. The certificate must identify "WSHOA" and the homeowner's name and address as certificate holders.

We received a certificate of filing from the NJ Pinelands Commission concerning replacement of trees along the Clubhouse parking lot, which must now be submitted to the municipality along with other paperwork.

Phase 3 of the pavement sealcoating for the Clubhouse parking lot, Gardenia Dr., and Lily Ct. is scheduled to begin April 30<sup>th</sup>, and be completed over four days. All details and instructions for the project will be communicated in advance to all affected homeowners, and adjusted, as weather permits.

Joe added a comment that we are anticipating updating our community website to be more useful and user-friendly. We welcome feedback from the community on what would be beneficial.

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

The regular bus operations our HOA provides continue to run smoothly. Week after week we offer scheduled local shopping transportation, as well as a rotating variety of special outings such as lunch, entertainment, museums, and other points of interest.

For anyone signing up for a special bus trip that requires a fee, take special note to please pay for the trip when signing up. Please make out a check to Whiting Station HOA and place it in the Activity box in the Clubhouse.

Routine bus maintenance is tracked and coordinated by our dedicated bus driver, Lori, who will be completing the next scheduled servicing this week.

The Covenants Committee has provided the following statement:

"The Board has appointed a Covenants Committee to serve the wellbeing of Whiting Station's residents. The Committee consists of six(6) concerned and informed residents—five (5) with intrinsic and internal voting power and one(1) chairperson, all of whom are familiar with the Rules and Regulations of the community and its Governing Documents. Their assignment is to review any violations and/or complaints which might arise out of the resident membership and after discussion, vote on a recommended solution—in accordance with the Rules and Regulations—and present that recommendation to the Board. This process protects the residents of Whiting Station and the integrity of our Governing Documents."

We appreciate the resident volunteers who serve on this committee in support of HOA operations.

All homeowner and resident responsibilities are detailed in our governing documents, which are available for reference on our website.

I would like to emphasize a few relevant reminders:

- All trash for garbage pickup must always be placed in closed trash containers. If, for some reason, you cannot use your container, perhaps you can arrange with a neighbor to place your bag in their container. Never place loose bags at the curb.
- This time of year, homeowners should begin inspecting exterior siding for mold and algae stains and begin arranging for pressure wash cleaning, now through the month of May. Thereafter, homeowners who have neglected this

important maintenance may incur violation notices.

- To protect both neighbors and wildlife, please be reminded that feeding feral and wild animals is a violation of New Jersey law for which fines can be imposed.
  - Maintain responsible pet ownership by curbing dogs properly and, per Township Ordinance, always use a leash outdoors (maximum 6' length)
- Residents should always direct inquiries to the designated Covenants Committee email address, [whitingstationcovenants@gmail.com](mailto:whitingstationcovenants@gmail.com).

Jon also mentioned a recent need within the community for volunteers to assist with monthly delivery of the *Crestwood Sun*. This would involve picking up the newsletters locally and coordinating delivery to homeowners' paper sleeves. If we do not have volunteers for this, we may have to leave the newsletters in the Clubhouse for folks to pick up their own copies there.

#### **Lawncare: Barbara Hubbard**

Turfmasters performed the Spring cleanup last Friday. Regular mowing will commence May 2<sup>nd</sup>. The schedule is in the May *Express* and is posted on the website.

Since the Township has already completed their semi-annual pickup of branches/sticks and garden debris, these materials may not be left along the curbs. **They will not be picked up.** Homeowners are individually responsible for disposing of sticks and branches at the municipal recycling and waste center on Rt. 70.

Please direct any questions or concerns to Barbara at [lawncare.ws@gmail.com](mailto:lawncare.ws@gmail.com).

#### **Irrigation: Jim Farley**

Jersey Shore Sprinkler Service has started up the system and inspected each property for proper operation, adjusting for distance and direction as needed. Based on what we've observed of their work, we should have a better season with fewer individual service calls. If, however, a service call becomes necessary, homeowners should submit an Irrigation Work Order (forms online and in the exterior cabinet behind the Clubhouse).

The regular irrigation schedule will begin when the sealcoating project is completed.

Remember that our sprinkler system keeps a maintained lawn irrigated, but it is not sufficient to water a newly seeded lawn. Homeowners will have

to supplement watering multiple times every day in order to effectively promote new growth.

Joe added that, although the HOA maintains and operates the sprinkler system, it is each individual homeowner's responsibility to observe and report any malfunction and damage of sprinkler heads. Also, remember and remind guests not to park on the grass areas, as sprinkler heads are located near the lawn edges and can be easily damaged by car tires.

#### **Residents Club:** *Deb Cassens*

Saturday, April 26<sup>th</sup> is our free Bagel Bash. Ocean County Senior Services will also be on site with helpful information regarding their programs and services.

May 24<sup>th</sup> from 1:00—4:00 PM will be our pool opening party, offering a catered barbecue meal for \$20 per person. RSVP by May 16<sup>th</sup>.

June 2<sup>nd</sup> at 7:00 PM will be the Toms River Multigenerational Orchestra concert.

June 14<sup>th</sup> at 7:00 PM will be a Karaoke Night (BYOB & snacks)

June 21<sup>st</sup> at 2:00 PM is our free Ice Cream Social. The invitation is now extended to residents' grandchildren; just include on the RSVP.

September 27<sup>th</sup>, 9:00—3:00 is our annual Trash or Treasure event, with rain date on the 28<sup>th</sup>.

Regina Desvernine discussed planning an event, "A Sentimental Journey," on the afternoon of October 2<sup>nd</sup>, to honor the original Whiting Station residents that are still living here by sharing their stories and some lost history of Whiting Station. Regina is asking for the Residents Club assistance with refreshments and for volunteers to help with media technology to enhance the event.

#### **Unfinished Business:** *Joe Hearon*

While the Trustees previously decided to switch pool service contractors, an official vote to award the contract was not taken. Therefore, Russ filed a motion to award the 3-year contract to Carmona Pool Services; seconded by Barbara. All Trustees unanimously approved.

#### **New Business:** *Joe Hearon*

As mentioned in the Clubhouse report, two of our exercise room treadmills are older than 10 years and, with limited remaining service life, we are considering equipment to replace them. While we currently have one treadmill in excellent operating condition, we are proposing one new treadmill with

a lower step height, and one new recumbent stepper, which would incorporate upper body motion as well, similar to equipment used in physical therapy facilities. After some discussion, Russ filed a motion to proceed with purchasing new U.S.-made commercial grade equipment to replace the existing two treadmills: one lower step treadmill and one recumbent stepper. Approximate cost for both is \$7,300, with final pricing to be negotiated to achieve potential savings. Barbara seconded the motion; all Trustees unanimously approved.

Last year's Trustee Board renegotiated Turfmasters' lawncare contract to include additional services for 2025 and included the cost increase in the 2025 budget; however, they left the actual contract approval for this year's Board to formally execute. Accordingly, Russ filed the motion to award the 2025 contract to Turfmasters; second by Jacki; all Trustees unanimously approved.

**Adjourn:** Being no further business, Joe filed a motion to adjourn the meeting. Jim seconded, all unanimously approved. The meeting adjourned at 7:58 PM.

**HOA OPEN FORUM** Joe Hearon called the Forum to order at 7:58 PM and invited comments or questions from homeowners present.

Lynne Sweezo expressed appreciation to the volunteers who cleaned up trash along Lacey Rd. and Schoolhouse Rd. and thanked the Manchester Township Police Department for providing safety cones and placing a large mobile traffic sign on Lacey Rd. during the cleanup event. The community also appreciates Lynne's organizing and coordinating the great team effort!

Mary Ruggiero followed up on the Memorial Day event, adding that guests are also welcome to participate for \$30 per person. At the event, the Residents Club will be having a 50/50 raffle and residents are also encouraged to drop off food pantry donations in the labeled basket located in the Card Room.

Ralph Ruggiero reiterated the need for pool volunteers and will be recruiting additional helpers. (SP—638 PLS) On behalf of the pool exercise group, additional privacy landscape screening is requested to be planted along the pool fence facing

MGL, as the existing grasses are sparse and do not provide screening.

(MR—51 MGL) shared some reminders:

- please stop at all STOP signs in the community.
- fitness classes are available Mondays at 11 AM.
- as residents walk through the community, please be aware and help keep the community beautiful by picking up any visible trash along the way.
- dog owners, please be sure to dispose of waste bags properly and not throw them in wooded areas.

Lou Ann Breaks highlighted upcoming bus trips:

May 28—Cape May

June 17—Rutt's Hut restaurant

June 18—Point Pleasant

June 24—Surflight Theater ("9 to 5")

July 11—Monmouth Park racetrack

July 22—Blueclaws baseball game

July 24—Tuckerton Seaport

July 29—LBI Museum

July 31—Jackson Outlets

August 8—lunch and a movie

August 12—lunch at Captain's Inn

August 19—Delicious Orchards

August 26—Epicenter in Freehold/Manalapan

September 16—Harold's Deli

September 17—IKEA

Reminder: Joan and Lou Ann are actively seeking volunteers to help with the bus scheduling.

As an additional emphasis, Joe Hearon reminded residents that we are one of the only communities in the area that operates our own bus. Most other communities have to hire outside bus companies for their courtesy transportation at great additional expense. So, residents are encouraged to take advantage of this valuable community amenity.

(MES—311 GD) asked whether the prohibition of power tool use on Sundays can be amended (possibly limiting to after church hours). Barbara responded that such an amendment would require a 2/3 affirmative member vote to adopt. Joe commented that that new homeowner feedback has been positive for not permitting the use of power tools on Sundays. A possible suggestion is to work inside the garage with the door closed.

**Final Comment:** *Joe Hearon*

Thank you to the Residents Club for providing snacks and beverages for these meetings.

There being no further comments, the Forum adjourned at 8:25 PM.

**Next Meeting:** **Board of Trustees Meeting – Tuesday, May 20, 2025, at 7:00 PM** via Zoom (also simulcast at the Clubhouse Ballroom).

*Respectfully submitted by  
Jon Michalski, Secretary*