

Whiting Station Board of Trustees Meeting

Clubhouse Ballroom – June 17, 2025

(Pending formal Board approval at the next Board of Trustees meeting on July 15, 2025)

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

BOARD OF TRUSTEES MEETING

Joe Hearon called the meeting to order at 7:00 PM. As a reminder, the open BOT meetings going forward will be conducted in person at the Clubhouse, unless inclement weather necessitates using Zoom.

The meeting Agenda is posted on the Clubhouse bulletin board and on the Whiting Station website. There were no questions regarding the Agenda.

Approval of previous meeting minutes:

All Trustees previously reviewed the draft minutes for the June 17th meeting. There being no further discussion, Russ filed a motion to approve the June 17th minutes; second by Jacki; all present Trustees unanimously approved.

Treasurer's Report: Jacki Scampato

Overall, our expenditures are in line with our 2025 budget. In addition to monthly homeowner fees, a portion of our revenue is derived from capital contributions from home sales (\$900 per sale), which are currently 5-10% behind average sales during the past two years.

Currently, one homeowner account remains in arrears, with monthly late fees accruing.

We are still in need of additional individuals to serve with the Budget Committee. The time commitment is only a few hours per month for a few months to develop the 2026 budget. Please contact Jacki or any of the Trustees.

Clubhouse & Pool: Russ Krischik

Two new pieces of gym equipment were delivered at the end of May; a low-step treadmill and a recumbent elliptical exerciser for the exercise room. The total cost was \$6,629.84, which included delivery, set-up, and removal of old equipment.

The Clubhouse is in generally good shape. Toms River Heating and Air Conditioning will be checking out a potential issue with the Ballroom air conditioning.

The pool is in great shape. A pool chemistry expert has helped us achieve and maintain nice clear water with proper pH and chlorine levels. The pump and

filter are economical to run, but the heater may require some closer management to keep escalating gas costs reasonable through the season. The new pool cleaning robot is now in use.

Architectural & Common Grounds: Mike Madorma

For any upcoming exterior repair or renovation work, homeowners are asked to please be sure to complete and submit the required Architectural Modification request prior to starting any work. Homeowners that hire contractors who park their vehicles or do any work in the streets are responsible to ensure that the contractor completely cleans up any materials they leave in the street, the same way homeowners expect their property to be cleaned up after any work is completed.

We currently have identified quite a few dead common area branches and trees. Addressing all of them will require significant budget resources so priority will be given to trees in the worst condition that are in close proximity to homes and regular pedestrian areas. The HOA will only address dying or dead limbs/trees. Homeowners who have healthy common area trees adjacent to their property will be responsible for any aesthetic pruning of those trees they may desire.

Bus & Covenants: Jon Michalski

Regular bus operations continue to run smoothly. Our monthly bus schedule of regular shopping transportation and special outings is published each month in the Express newsletter and is posted on our website. Look for it under the NAVIGATION section at the bottom of the homepage.

One special change note: the regularly scheduled local Stop & Shop bus transportation is switched from Friday to Thursday for this week only.

As previously mentioned, we are seeking additional volunteers to plan and coordinate the special trips and events. Please contact Joan Forgione for more information. Her number is on the published schedule.

The Covenants Committee continues to support our Community in maintaining the established standards that help make Whiting Station a very attractive place to live.

To continue the awareness of homeowner responsibilities, the Committee is highlighting the following maintenance reminders to:

- maintain weed-free shrub and flower beds
- complete pressure wash cleaning of exterior mold and algae stains
- remove dead tree limbs and branches to avoid potential property damage and bodily injury from falling branches

Residents may direct any Covenants inquiries to the designated Covenants Committee email address: whitingstationcovenants@gmail.com.

Lawncare: Joe Hearon for Barbara Hubbard

In our ongoing effort to secure a lawncare and snow removal contract for the 2026-2028 seasons, We received price quote bids from three different contractors that can service both lawn maintenance and snow removal services. After conducting meetings with each contractor, careful review of their price quotes and consideration of their past quality of service or reference feedback, we decided to continue our service relationship with Turfmasters.

We have many years of history with Turfmasters and the manager, Mike, is always willing to correct any issues that may arise during their servicing of our lawns or snow removal. Turfmasters lawn service price for 2026 is also comparable to this years' cost, so we will not expect any significant increase in our HOA dues next year due to lawn services.

Please direct any questions or concerns to Barbara at lawncare.ws@gmail.com.

Joe added that, while homeowner questions, comments and feedback concerning all HOA services are always welcome and helpful, angry complaints and criticism are not helpful at all. He reminded residents that the Trustees who serve this community are fellow homeowners who have everyone's best interests in mind when negotiating, contracting, and managing all the services this community provides. We appreciate residents being considerate of this when voicing feedback.

Irrigation: Jim Farley

Service calls this year seem to be fewer than last year, likely due to the extra time spent at system start-up to observe operation and adjust, repair, and fine tune for optimum performance.

System schedules are posted on the Whiting Station website, as well as in the outdoor wall-mounted box behind the Clubhouse.

Please reference the well number and zone number when completing an Irrigation Work Order. This helps to expedite the repair or adjustment. Our contractor has been very responsive, often providing same-day or next-day resolution of issues. Please also

remember Irrigation complaints posted on Facebook will not be addressed and will not solve any issues. Jim has replaced the batteries in each rain sensor to maintain uninterrupted performance. There will also be some manual bypass of the schedule when significant rain is forecasted.

Residents Club: Deb Cassens

Our pool opening party was a huge success, with over 100 people attending.

July 18th at 6:30 PM – Paint Night event (\$35 adult; \$20 children). RSVP by July 14th.

September 27th, 9:00—3:00 – annual Trash or Treasure event, with rain date on the 28th.

October 2nd, 2:00 PM – “Sentimental Journey” to revisit some of the history of Whiting Station. More details to come.

November 1st – Annual Craft Fair

December 12th – Annual Holiday Dinner

Deb read a note received from the Whiting Food Pantry, thanking our residents for generous contributions to the Food Pantry in May and June.

Residents are encouraged to drop off nonperishable food, personal hygiene products and pet food any time they come to the Clubhouse.

MaryEllen Soprano highlighted a message on the back page of July's *Express*. If we have six or more interested residents, the Ocean County Senior Services are willing to send a representative to our Clubhouse to assist anyone who needs help completing the 2024 Form PAS-1 Application for Property Tax Relief. Contact MaryEllen for info.

Unfinished Business: Joe Hearon

As briefed in the lawncare report, Joe called for a motion to approve award of a three-year lawncare contract to Turfmasters (2026 – \$172,306; 2027 – \$177,475; 2028 – \$181,022). Snow removal costs are not fixed and will vary based upon snowfall accumulation and weather conditions (a 3-inch snowfall cleanup will typically range between \$7k and \$10k). Storm frequency will also impact our overall seasonal costs. Jon filed a motion to approve the three-year Turfmasters contract; second by Mike; all present Trustees unanimously approved.

New Business: Joe Hearon

No new business.

Final comments/questions:

Lou Ann Breaks contacted Aspen Tree Service about having a Certified Arborist professional come to

evaluate the condition of homeowner trees throughout the community. A Certified Arborist is a credentialed professional who is knowledgeable in a broad range of tree species, health, growth habits, diseases and pests, and is qualified to inspect, evaluate, and recommend treatment. Joe spoke with an Aspen representative who stated they typically charge \$100 for an Arborist residential evaluation if Aspen does not subsequently do the recommended work. For three or more Whiting Station residents, they negotiated to reduce the charge to \$50 per homeowner, which would be waived if the homeowner proceeds with Aspen performing any recommended work.

It should be clear that, while the HOA uses Aspen to maintain trees on our Clubhouse property, we do not promote or sponsor Aspen at all. We will only facilitate a list of homeowners interested in the Arborist evaluation of their trees in order to obtain a group discount. Interested homeowners should email the Trustees at ws.boardoftrustees@gmail.com as soon as possible.

Adjourn:

Being no further business, Jacki filed a motion to adjourn the meeting. Jim seconded, all present Trustees unanimously approved. The meeting adjourned at 7:47 PM.

Next Meeting:

Board of Trustees Meeting – Tuesday, July 15, 2025, at 7:00 PM in the Clubhouse Ballroom.

*Respectfully submitted by
Jon Michalski, Secretary*