

Whiting Station Board of Trustees Meeting

Clubhouse Ballroom – July 15, 2025

(Pending formal Board approval at the next Board of Trustees meeting on August 19, 2025)

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

BOARD OF TRUSTEES MEETING

Joe Hearon called the meeting to order at 7:00 PM. 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*

We have completed the quarter and are operating on schedule with the budget. Currently, we're collecting information for developing the 2026 budget. Additional volunteers for the Budget Committee would be appreciated. With the Independence Day holiday at the beginning of the month, some regular monthly payments were delayed and showed as outstanding past the grace period. Most have been posted by now.

Architectural & Common Grounds: *Mike Madorma*

For any upcoming exterior repair or renovation work or tree work, homeowners are required to complete the required Architectural Modification application prior to starting any work. Forms must be submitted to the HOA office. No other verbal or email requests will be accepted. As a reminder, the Trustees have 30 days from receiving receipt to respond to the application. Once an application is approved, the office will issue a blue approval form which must be displayed in the residence front window for the work duration and returned to the office on completion. If the work requires a Township permit, our HOA also requires a copy of the permit and final inspection. Removal of more than one tree requires Manchester Township approval prior to WSHOA approval. Please contact the HOA office for details. Common area trees on HOA property will be addressed on a safety priority basis as needed.

Clubhouse & Pool: *Russ Krischik*

Pool operations are going well. We are very pleased with our contractor, Carmona Pools, and the robot we are using now keeps the pool bottom clean. The Pool Cop system has sensors that monitor pool water every minute. The system automatically keeps the required chemical levels in optimum balance.

Thanks to all the volunteers who test the water and record results both morning and evening each day. We will remind people to keep food and beverages away from the pool. Also, despite the general rules sign outside the pool area, the Whiting Station rules prohibit the wearing of any diapers in the pool, as any potential accident would necessitate closing the pool and subsequent Board of Health testing and clearance to resume use.

There is favorable feedback on the new treadmill and recumbent elliptical equipment in the exercise room.

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.

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

We have made some recent updates to the community website. Links to the Whiting Station Governing Documents can now be accessed in a few easy-to-find locations: under Navigation at the bottom right on the homepage; within the Homeowners Association tab, and also within the Real Estate Professionals tab. The Governing Documents consist of our Bylaws (including Amendments), Declaration of Covenants and Restrictions, and current Rules & Regulations. It is important for both new and long-time residents to maintain awareness of homeowner rights and responsibilities. We encourage everyone to periodically review the documents to minimize misunderstanding.

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

- Inspect rain gutters for vegetation growing in them. Not only is this very unsightly, but it can also cause rainwater overflow leading to potential costly water damage to roofing, fascia and framing.
- Maintain weed-free shrub and flower beds.
- Check outdoor air conditioning units for excessive noise and needed maintenance.
- Do not feed wild or feral animals!

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

Lawncare: Barbara Hubbard

Our lawn service is busy, given the recent rainy season. Weeds are abundant and Turfmasters is working diligently in trying to keep the weeds at bay. Some things to keep in mind regarding lawn mowing:

- Please refrain from calling Barbara with complaints the morning of scheduled mowing and give the workers time through the day to complete services and pick up grass clippings (NOTE: it is typical for grass clipping piles to remain in the street through the day and be picked up by day's end).
- If possible, move cars off driveways so the mowers can pass straight across, rather than making hard turns on the grass
- Do not leave hoses or electrical cords on the lawn on the day of mowing. This can be dangerous to the mowers and operators.

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

Irrigation: Jim Farley

With the abundance of recent rainfall, our rain sensors have operated as designed and did not run the system on a number of scheduled days. This has conserved our well outputs to keep us below maximum monitored water usage and will allow us to increase run times somewhat when drier conditions are present.

Service calls this year are below that of last year, due mostly to the extra effort at system start-up, which included more in-depth operation inspection, replacement of approximately 250 heads, and adjustments to 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 refer to the well number and zone number when completing an Irrigation Work Order and place a white flag at the head(s) in question. This helps to expedite the repair or adjustment.

Residents Club: MaryEllen Soprano

August 23rd – pop-up barbecue in the pool area (NOTE: this is NOT a Residents Club function; everyone can bring food/beverages to share). See Debbie Cassens or Lou Ann Breaks for information.

September 13th, 1:00 – 4:00 PM – End of Season Pool Social gathering, \$20 per person

September 27th, 9:00—3:00 – annual Trash or Treasure event, with rain date on the 28th. Please place a balloon on mailbox to identify homes participating.

October 2nd, 2:00 PM – “Sentimental Journey” to revisit some of the history of Whiting Station and honor original residents remaining in the community. More information is coming in the next *Express*.

October 18th – Trivia Night, details to follow

October 21st following regular BOT meeting – vote for upcoming Residents Club Committee members (interested resident volunteers contact Lou Ann Breaks to be nominated)

November 1st – Annual Craft Fair – we’re seeking volunteers to bake, or donate new items in original packaging, or even create complete gift baskets for the raffle fund raiser. Empty wicker or nice containers can also be donated.

December 12th 6:00—10:00 PM – Annual Holiday Dinner, \$48 per person. Heavenly Eats will cater the dinner; RSVP right after Thanksgiving.

Every Monday at 11:00 AM – Senior Fitness in the Clubhouse Ballroom

Every other Tuesday at 6:30 PM – Crafters

Thursdays at 10:00 AM – Pool Aerobics; \$7.00

Third Thursday at 12:00 PM and first Friday at 7:00 PM – BINGO.

Joe Hearon mentioned that the BOT email account was hacked and spam or phishing messages were sent to some residents. If such an email from our account is suspicious, please contact Joe or our HOA office.

Unfinished Business: Joe Hearon

No unfinished business.

New Business: Joe Hearon

Please note that there are three upcoming open seats for Board of Trustees positions. A *Meet The Candidates* event will be held September 2nd. More information will be in the August *Express*. We would very much appreciate interested residents to step forward and volunteer to serve our community as Trustees.

Final comments/questions:

CW (88 MGL) – suggested to BOT the creation of a history subcommittee to preserve the history of Whiting Station. Joe acknowledged and stated that with all of their current responsibilities, the Trustees would not have the additional bandwidth that such a committee would require. Barbara suggested placing a blurb in the Express to gauge community volunteer interest in serving on a history committee, with Chris Wood as the contact person.

MR (53 MGL) – mentioned that sometimes cars parked on the street during lawn mowing are close to the grass which can impede mowers cutting the adjacent grass along the curbline. Barbara suggested placing a note on the cars requesting drivers leave more room at the curb.

Another observation is that sometimes sprinkler heads remain stuck in the raised position after operating, creating a risk of being broken by mowers. Jim recommends spraying heads with WD-40 to clean debris and lubricate.

LB (38 GD) – stated a reminder to people using the pool to wear only swimsuits, not street clothes. Joe stated that the updated pool rules signage on the pool house will specifically mention this rule.

Adjourn:

Being no further business, the open BOT meeting adjourned at 8:01 PM and proceeded into the **MEMBER OPEN FORUM.**

VB (17 MGL) – questioned the purpose for prohibiting overnight street parking. Joe responded that when the question has been raised in the past, although some residents desire overnight parking, a majority favor maintaining the rule, which has been in place, for the most part, since the community was established. Many cite both safety concerns and aesthetic reasons. The Bottom line is that homeowners know the rule in place and acknowledge they understand it and will adhere to it when they purchase a home in the community. Jim added that many other senior communities maintain the same rule. DK (123 MGL) added that our streets are not wide enough to safely maintain on-street overnight parking.

Adjourn:

Being no further questions, Mike filed a motion to adjourn; seconded by Jim; all Trustees unanimously approved and the Open Forum adjourned at 8:09 PM.

*Respectfully submitted by
Jon Michalski, Secretary*