

Whiting Station Board of Trustees Meeting

Clubhouse Ballroom – November 18, 2025

(Pending formal Board approval at the next Board of Trustees meeting on December 16, 2025)

Trustees Present: Joe Hearon, President; Barbara Hubbard, Vice President; Jon Michalski, Secretary; Russ Krischik, Ed Oxenham

Absent: Jacki Scampato, Treasurer; Jim Farley

BOARD OF TRUSTEES MEETING

Joe Hearon called the meeting to order at 7:08 PM. The meeting Agenda is posted on the Clubhouse bulletin board and on the Whiting Station website. There were no questions regarding the Agenda.

Joe welcomed residents and announced that Mike Madorma has resigned as a Trustee and, in his place, incoming 2026 Trustee, Ed Oxenham, has been appointed to serve for the balance of Mike's term.

Approval of previous meeting minutes:

All Trustees previously reviewed the draft minutes for the October 6th meeting. There being no further discussion, Russ filed a motion to approve the October 6th minutes; second by Barbara; all present Trustees unanimously approved.

Treasurer's Report: *Joe Hearon for Jacki Scampato*

We are presently operating slightly under budget. So far this year, 24 new homeowners have joined the community, thereby elevating the capital contribution funding, which helps facilitate new future projects. Ten months into 2025, we remain in good standing.

Clubhouse & Pool: *Russ Krischik*

The second Clubhouse heating system circulation pump was replaced on November 13. A repair to a section of the Clubhouse roof was completed on November 17.

Residents continue to enjoy the multi game court and regularly use the exercise room equipment.

Architectural & Common Grounds: *Ed Oxenham*

So far this year there have been 141 Architectural Modification Applications, with 99% approved. Ed looks forward to continuing service to the community.

Bus & Covenants: *Jon Michalski*

Our ongoing community bus services continue operating very smoothly with routine twice-per-week local shopping runs providing an important service for residents who do not have their own transportation. The variety of other interesting lunch, shopping, points of interest and entertainment trips each week throughout the month have been planned and

coordinated by our dedicated volunteers, Joan Forgione and Lou Ann Breaks. We have been announcing it month after month so everyone should be aware by now that we need new volunteers to take over trip scheduling from Joan and Lou Ann. Sorry to say, at this point nobody has volunteered. We want to continue to offer interesting trips each month, but unless new volunteers are in place to schedule them going forward, we may have to discontinue these trips. Please thoughtfully consider being a trip planning volunteer! We are open to suggestions as to different ways we can recruit needed volunteers.

Covenants related matters are those that pertain to compliance with our HOA Rules and Regulations, Bylaws, and Declaration of Covenants and Restrictions. These documents together constitute our HOA Governing Documents and are easily accessible on our community website, whitingstationcommunity.org. Matters addressed in the past month include proper storage of trash/recycling containers, home and landscaping maintenance, display of election campaign signage, parking, and improper storage of personal articles. Residents may direct inquiries to the designated Covenants Committee email address: whitingstationcovenants@gmail.com.

While we are in a temporary transition with the Committee itself, the important functioning of Covenants matters continues. We invite homeowners who wish to support Covenants efforts to email their interest to the above address to receive more information. We appreciate residents who engage in positive ways to help maintain our lovely community!

Irrigation: *Joe Hearon for Jim Farley*

There is nothing to report, as the system is shut down for the winter.

Lawncare & Snow: *Barbara Hubbard*

Three more weeks remain for this season's lawn services, with the final service on December 12th. These include leaf blowout of all landscape beds (but not porches to avoid personal articles damage) as well as catch basins. Elsewhere, remove personal articles at risk from blowers or place pink flags in areas service is not desired. On service days, please be patient, as the crews work different areas throughout the day and may not necessarily service adjacent areas in sequence. Please direct any questions or concerns to Barbara at

lawncare.ws@gmail.com. Joe added a comment that a few weeks ago Turfmasters cleared leaves blocking storm drains following heavy rainstorms that had caused flooding, as a courtesy to the community.

Residents Club: *Deb Cassens*

Thanks to all the volunteers who supported the Annual Craft Fair! There was \$1,136 profit from the bake sale and \$3,756 overall profit, which will all benefit the community by helping to fund Residents Club events throughout the year.

A donation box for Kevin's Kids is now located in the Clubhouse lobby where residents can donate new, unwrapped, unused toys for Manchester children in need. For money donations, residents can drop envelopes with designated checks in the All Events box located in the Clubhouse game room.

Please continue supporting the food bank. We were able to deliver 12 bags of food last week.

November 29th – Volunteers are appreciated for the annual Holiday decorating at the Clubhouse (bagels and coffee served).

December 2nd – annual Clubhouse Tree Lighting (cookies and hot chocolate served).

December 12th 6:00—10:00 PM – Annual Holiday Party, \$48 per person. There will be entertainment Heavenly Eats will cater the dinner buffet; RSVP by 12/1.

Unfinished Business: *Joe Hearon*

No unfinished business.

New Business: *Joe Hearon*

While there is no new business, Joe mentioned that we are going to be updating our website to make it much more user friendly and informative, making things like calendars and alerts more visible and accessible. Residents who have helpful suggestions should contact the Board of Trustees.

Final comments/questions:

Barbara Hubbard inquired about Craft Fair high-end ticket sales and the Residents Club expenses. While the high-end tickets were not separated from all tickets, the total sales receipts were \$5,389 and expenses were \$1,542.

Regina Desvernine specially commended the Residents Club Committee for the great job they have done. She also suggested providing reminders to all residents (shoutouts, emails, texts) in advance of open meetings, to encourage greater participation. Joe responded that we have some of the technologies in place to do that but with the new

website and other enhancements, it should make it easier to communicate with residents.

Maggi Knapik mentioned that any bus trip volunteers will be mentored by Joan and Lou Ann until new volunteers are comfortable with going forward by themselves.

Adjourn:

There being no further comments or questions, Russ filed a motion to adjourn; seconded by Ed; all present Trustees unanimously approved and the meeting adjourned at 7:49 PM.

*Respectfully submitted by
Jon Michalski, Secretary*