

Whiting Station Board of Trustees & Member Open Forum Meeting

Clubhouse Ballroom – December 16, 2025

(Pending formal Board approval at the next Board of Trustees meeting on January 20, 2026)

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

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 November 18th meeting. There being no further discussion, Russ filed a motion to approve the November 18th minutes; second by Jacki; all present Trustees unanimously approved.

Treasurer's Report: *Jacki Scampato*

Jacki was pleased to report we are tracking on ending this year slightly under budget.

We have tracked almost 30 home sales within the community this year. The capital contribution for each of these sales bolsters our financial ability to fund new future projects.

We have updated some of the general ledger numbers which allows us to allocate and track funding by department, rather than the entire community.

In response to homeowner questions as to why our HOA fees are so high, Jacki reminded everyone that Whiting Station is the only HOA among comparable communities in the area with monthly fees under \$200; most others average over \$350. We continually look at all income and expenses to achieve maximum value for all our homeowners.

Clubhouse & Pool: *Russ Krischik*

Recent Clubhouse work included replacement of the second heating system circulation pump, a roof repair, and replacing a heat exchanger solenoid.

We have discovered a water leak going to the pool house due to a defective valve from the street. Manchester Township Public Works has marked out utilities in the immediate area and may be able to complete the valve replacement in the next week.

As Russ is concluding his time as a Trustee, he thanked everyone for the opportunity to serve the community and wished everyone happy holidays.

Architectural & Common Grounds: *Ed Oxenham*

Ed has processed a few new Architectural Modification Applications and, along with volunteers, has inspected and cleared leaves and debris from storm drain catch basins throughout the community. In doing so, a crack was discovered in a 6" PVC pipe which the state says is our responsibility to repair. A mailbox post issue has occurred recently, not due to snowplow damage. Some posts have actually rotted and will need replacement. Ed and some volunteers will inspect all posts in the community and identify which ones will need replacement.

Bus & Covenants: *Jon Michalski*

Whiting Station bus operations continue to run smoothly, providing routine twice-per-week local shopping runs as well as planned outings for things like lunch, shopping, points of interest and entertainment throughout the month. Our bus driver, Lori, is dedicated and caring, helping to make each trip a positive experience for community members. Our dedicated volunteers, Joan Forgione and Lou Ann Breaks have been planning and coordinating the schedule for many years to feature a variety of interesting trips. We are glad to say that some new volunteers have expressed interest in joining Joan and Lou Ann's efforts to continue the trip planning going forward!

Helping to monitor and encourage residents' compliance with our HOA Governing Documents is the role of the Covenants Committee. Residents who have compliance inquiries, as well as homeowners who wish to support Covenants efforts are invited to email whitingstationcovenants@gmail.com for more information.

As a reminder, with the holidays upon us and anticipating visiting guests, please be mindful of all parking rules, particularly regarding parking on fingers and lawns.

We appreciate everyone who engages in positive ways to help maintain our community!

Lawncare & Snow: *Barbara Hubbard*

We concluded lawncare services for the year and had no break before snow clearing began. Anyone can raise questions during the open forum.

Irrigation: *Jim Farley*

The system is shut down for the winter but we are pursuing the installation of controllers to enhance efficiency, reduce electricity consumption, and

ensure we always remain below our mandated water usage allocation.

Residents Club: *Deb Cassens*

Our Annual Holiday Party was a terrific way to end the year. Everyone in attendance enjoyed a great time. From this year's feedback, we expect even more interest next year, and may have to limit attendance to first come, first served. That makes a timely RSVP more important when the event is announced next year.

Upcoming Events:

January 10, 2026, 9AM – Un-decorate the Clubhouse (bagels, coffee, tea served).

February 12, 2026 – Soup Luncheon, RSVP will be in upcoming January Express.

Starting this year, the Residents Club will be seeking to form committees of volunteers to help with various activities through the year. More information will follow in January.

Unfinished Business: *Joe Hearon*

No unfinished business.

New Business: *Joe Hearon*

While there is no new business, Joe updated that the website redesign is coming along. We're looking for ideas of what residents would like to include. The process will take some time but we hope to have the new website operational in the early part of the year.

Final comments/questions:

(RD—23 MGL) asked about how to enforce individual homeowners' participation for replacing mailbox posts on fingers. Joe responded that since mailboxes are homeowners' responsibility, if they refuse to take responsibility and share in the post replacement cost, it may result in individual assessments and/or fines.

Joe made special mention of retiring Trustees, Barbara Hubbard and Russ Krischik, thanking them for countless hours in great service to our community and presenting them with token gifts of appreciation. He noted that while many homeowners are very appreciative of Trustees' efforts, somehow there are still residents who choose to level unnecessary and inappropriate vitriol towards Trustees who have selflessly volunteered their efforts to help run and make the community better.

Adjourn:

There being no further comments or questions, the regular meeting adjourned at 7:29 PM.

MEMBER OPEN FORUM

(LS—140 MGL) commented that mature shrubbery adjacent to the Clubhouse parking lot exit obscures visibility of oncoming cross traffic on Gardenia Drive. In the spring, perhaps some trimming or replanting can be done to improve visibility.

Barbara Hubbard asked who the incoming Trustee will be for lawn and snow. Joe responded that Jacki Scampato will oversee snow removal and lawncare responsibilities are TBD.

A discussion then ensued about recent abusive and slanderous comments directed at Trustees and Barbara, in particular. Some residents are somehow emboldened to launch ignorant and unfounded accusations via Facebook posts. Joe emphatically stated these attacks are unacceptable and will not be tolerated. It is embarrassing that people in this community feel they can openly spread such vitriol in a passive-aggressive manner on social media! If necessary, we will consult the HOA attorney for recourse in dealing with flagrant, abusive residents. The Board of Trustees position is that, since the Facebook pages are not officially sanctioned by Whiting Station, Trustees will never respond to comments on that platform. We encourage the Facebook moderators to remove from their pages any residents who violate the page guidelines and continue to act in an irresponsible, inappropriate manner.

(LB—308 GD) stated a special commendation of Barbara Hubbard's service, having personally seen her blow leaves from other residents' porches and remove debris many times, going above and beyond. Likewise, Russ took great care in managing the pool operations, also going above and beyond throughout the season. Thanks to these dedicated Trustees!

There being no further comments or questions, the Member Open Forum adjourned at 7:41 PM.

*Respectfully submitted by
Jon Michalski, Secretary*