

Whiting Station Board of Trustees Meeting

Clubhouse Ballroom – February 17, 2026

(Pending formal Board approval at the next Board of Trustees meeting on March 18, 2026)

Trustees Present: Joe Hearon, President; Lou Ann Breaks, Vice President; Jacki Scampato, Treasurer; Jon Michalski, Secretary; Sam Agin, Jim Farley, Ed Oxenham

BOARD OF TRUSTEES MEETING

Joe Hearon called the meeting to order at 7:04 PM. The meeting Agenda is posted on the Clubhouse bulletin board and on the Whiting Station website. There were no questions from members in attendance regarding the current Agenda:

Approval of previous meeting minutes:

All Trustees previously reviewed the draft minutes for the January 20th meeting. There being no further discussion, Lou Ann filed a motion to approve the January 20th minutes; second by Sam; all Trustees present unanimously approved.

Treasury & Snow Removal: *Jacki Scampato*

The year 2025 closed in good order and the 2025 audit will be available for review by the end of the week. Contact Jacki to schedule a review of the audit.

Jacki explained that any annual budget surplus or deficit is carried into the second budget year following the surplus or deficit. Consequently, our 2026 budget reflects the deficit carried from 2024 and the 2027 budget will reflect the surplus carried from 2025.

We have not yet received any invoices for the snow clearing services in January but we anticipate the costs being high, as snow and ice events required a significant amount of expensive salt application and contractor services to remediate the storm effects. We acknowledge the response was not perfect. Our contract is for snow clearing but the nature of the storm, combining an inch or more of ice on top of snow with a steady drop in subfreezing temperatures, made clearing unusually challenging. We monitored all community areas throughout the event and maintained continuous contact with Turfmasters to address areas of concern. Joe further elaborated that we maintain a designated snow clearing account that is set aside annually to help avoid the need for special assessments following these types of events.

Bus Operations & HOA Updates: *Lou Ann Breaks*

Due to weather and safety issues, all bus trips between Jan 26th and 30th were canceled. We have resumed the schedule and some upcoming trip to look forward to in March are:

4th – IKEA (Philadelphia)

17th – Uncle Guiseppe's Food Market

19th – Old Monmouth Candies for Easter treats

24th – Smithville

As usual, sign-up sheets for these trips will be in the Clubhouse hallway by the Activities Room.

Looking ahead, in June there will be a trip to Surfflight Theatre to see Guys & Dolls. Checks for payment must be included at time of sign-up.

We are always open to residents' suggestions for new places to visit.

Covenants: *Jon Michalski*

There are several recurring reminders to highlight this month:

Responsible pet ownership bears mentioning again. Some residents still choose to leave dog waste on lawns or in the community common areas, or they improperly leave waste bags on lawns, streets, or drop them in storm drains. Any resident who witnesses a pet owner disrespecting the community in this way is encouraged to call them out and report them. See WSHOA Rules and Regulations Chapter IV, Section 1.B, which details pet owners' responsibilities and restrictions.

Disposal of tree branches and debris – with winter storms and high winds, a lot of tree branches and debris have fallen on properties throughout the community. Please be reminded that each homeowner is responsible for removing and disposing of this material from their property in a timely manner. The Manchester Township Bulk Center on Rt. 70 is just a few miles from Whiting Station. They accept this debris five days a week during operating hours. Recognizing that some homeowners among us may not have the ability to accomplish this for themselves, we would encourage able-bodied neighbors to be aware of this and lend a hand in these situations. Neighbors helping neighbors in this way promotes goodwill and helps to keep our community clean and attractive.

Looking ahead, Manchester Township will be picking up bulk leaves and bundled brush in our community on Thursday, April 16th and again on Thursday, October 29th.

Proper trash disposal – Although this has been mentioned repeatedly, there are residents who persistently disregard the community rules for placing trash at the curb on pickup days. All trash must be tied in plastic bags and placed within closed trash receptacles. Placing trash in open storage bins, boxes, household waste baskets, etc., or leaving loose trash bags at the curb is a violation which risks drawing wild raccoons, skunks, cats, and predatory birds to

scavenge trash and spread debris and disease. Persistent violators are subject to fines.

Also, as a reminder, trash containers must be stored in garages and must not be visible from neighboring homes or the street.

See WSHOA Rules and Regulations Chapter IV, Section 1.F. for rules concerning household garbage and trash.

We also want to begin to raise homeowners' awareness that over time many homes have developed noticeable mold and algae stains on the siding. Anticipating springtime in the next couple of months, it's a good opportunity to think ahead and to plan for pressure washing or cleaning to remove these stains.

Residents are invited to email compliance inquiries to whitingstationcovenants@gmail.com.

Architectural & Common Grounds and Lawncare:

Ed Oxenham

Some at-risk trees were identified within the community that are located close to residents' property lines. Once the snow and ice has receded, Ed will conduct lot measurements to determine responsible homeowners to address tree removal.

The next priority will be to identify mailbox posts that need repair and/or replacement and notify affected homeowners to remediate.

Joe reminded everyone of the importance of completing Architectural Modification Applications for all work done to homeowner properties. Besides being a requirement, obtaining proper approval in advance ensures homeowners will not have to un-do or re-do unapproved work, and will help to maintain community standards and property values.

Regarding **Lawncare**, there will be more to report next month as we approach the start of the lawncare season.

Clubhouse & Pool: *Sam Agin*

There is currently nothing to report on the pool or the multicourt.

We have obtained contractor proposals for the Clubhouse boiler repair/replacement. After consulting with the manufacturer, we have decided to repair the existing boiler. The service contract for HVAC maintenance is due for renewal this year and we will be researching options with our current vendor and others. Rather than replacing the older noisy treadmill, Ocean Fitness has recommended just replacing the failing motor, as the machine is otherwise in good shape. They will replace the motor at cost and do it as part of the normal maintenance thus saving labor charges, as well. Last month, the Clubhouse was used for two private events.

On another note, while recently walking through the community, Sam noticed at least 5 dozen cigarette butts littering our streets. This is disgusting! Cigarette butts

are not biodegradable and they do not disappear; they just release toxins, such as arsenic, into our environment. If you have a neighbor who smokes, please remind them that this is not acceptable. If you see someone putting out a cigarette on our streets, please ask them to pick it up. Violators who continue this practice will be subject to fines.

Irrigation: *Jim Farley*

Nothing to report at this time.

Additional reminders:

- HOPA form responses thus far have been good; however, we need every resident to complete the form and drop it in the box in the hallway outside the Clubhouse office. Forms are available on the website, at the Clubhouse, and within the *Express* newsletter. Not only is this form a NJ state requirement, it is a HOA requirement to identify each household resident.
- Residents with medical necessity to have driveway clearing priority should contact the HOA Office so the contractor's priority list can be updated.
- Any changes in vehicle ownership should also be communicated to the HOA office so residents have up-to-date vehicle parking stickers. This is important for contacting owners when the Clubhouse parking lot needs to be cleared and avoids unnecessary towing.

Regarding our new website, we have completed the artistic development phase and are in the content creation phase. We are asking all members to look through our current website pages and let us know if there is any content that should be modified or added. Once the website is launched we will be able to edit the content as needed on an ongoing basis. We will be looking to capture updated outdoor photos once Spring and Summer arrive. Meanwhile, if members wish, they may contribute quality community photos in high resolution (PNG or JPEG) format. Please send to the Trustees email address.

Old Business: *Joe Hearon*

As mentioned at last month's meeting, we have two boilers for the Clubhouse system which automatically alternate heating cycles throughout the season. One is currently experiencing problems but has been temporarily repaired. The boilers were installed in 2009 and apparently have a 15-20 year life expectancy. However, since our Reserve Study factored a 30-year cycle, our replacement costs (approx. \$16k per boiler) are currently underfunded. In consulting further with the manufacturer, we learned that if we replace just the failed heat exchanger component, we will likely extend the boiler life closer to original projections. The heat exchanger is approximately one-quarter the cost of the entire boiler replacement and comes with a 10-year 100% warranty. The Trustees have thoroughly

discussed the issue and agree that replacing the failed heat exchanger at this point will be the most cost-effective, preferred solution. Accordingly, Sam motioned to replace the boiler heat exchanger for approx. \$3,900; seconded by Lou Ann. With 6 affirmative votes, the motion was unanimously carried.

As mentioned last month, to reduce some potential fire hazard, some Trustees and volunteers retrieved 29 boxes of old HOA files from the Clubhouse attic. After thorough contents review and consolidation, we now have 21 remaining boxes of files from early days of Whiting Station to be shredded. Note—the files only contain financial information and do not have any historical value to the community. We have contacted an on-site shredding service to complete the disposal.

New Business: *Joe Hearon*

No new business.

Final comments/questions:

(RD—23 MGL) expressed appreciation for the Trustees' above-and-beyond response during the snowstorm, stating our community was much better off than other surrounding communities.

(CD—111 MGL) asked whether forms posted on the new website will be available to fill in and submit electronically.

Joe responded that it would require purchase of another rather expensive product to have that capability but we will revisit with the developer to see what other cost effective options may be available.

(CB—91 MGL) asked about considering a Clubhouse generator to utilize for shelter during power outages.

Joe responded that, unlike residential generators that operate on single phase, a generator backup system for the Clubhouse would require 3-phase operation, which is substantially more involved and, therefore, more expensive. Some preliminary estimates suggest upwards of a quarter million dollars for such an installation, making it completely impossible for our HOA to justify and absorb.

An additional suggestion to residents during power failures is to switch off HVAC and major appliances or electronics so they are not impacted by a surge when the power is restored.

Adjourn:

There being no further comments or questions, Lou Ann filed a motion to adjourn, seconded by Jacki; all Trustees unanimously approved. The meeting adjourned at 7:44 PM.

*Respectfully submitted by
Jon Michalski, Secretary*