

Whiting Station Board of Trustees Meeting

Clubhouse Ballroom – March 18, 2026

(Pending formal Board approval at the next Board of Trustees meeting on April 21, 2026)

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

BOARD OF TRUSTEES MEETING

Joe Hearon called the meeting to order at 7:05 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. Joe welcomed attendees and began with a couple things to note:

- TurfMasters will be remediating lawn areas damaged during snowplowing efforts. Contact Jacki Scampato to join the property list for repairs and re-seeding.
- We are passing along a caution to residents about not giving out too much information (i.e., Social Security Number) over the phone when speaking with home remodeling solicitors. Unscrupulous individuals have used such homeowner information against them.

Approval of previous meeting minutes:

All Trustees previously reviewed the draft minutes for the February 17th meeting. There being no further discussion, Lou Ann filed a motion to approve the February 17th minutes; second by Sam; all 5 voting Trustees present unanimously approved.

Treasury & Snow Removal: Jacki Scampato

Treasury Report

Starting at the top with practical numbers, our operating cash is \$125,184 as of 2/28/26 with expenses of \$1,023.93. We have a small list of homeowners currently in arrears with their HOA fees. Some homeowners have not updated their monthly payment to the 2026 monthly amount, which is now \$189.

In 2012, the monthly HOA fee was \$127, and since then, the fee has increased 42% in those 14 years. Looking forward, with the rising costs of goods and services, combined with the age of our community and assets, we anticipate an increase in the 2027 HOA fee.

Snow Impact

Recent snow and ice storms have impacted the budget. We are trying to avoid a special assessment, as we look to keep drawing on the Snow Fund and keep the operating budget fully funded. Rising costs of goods and services continue to affect everyone. Storm costs from the January ice storm and January snow total over \$50,000.

A handful of homeowners reached out regarding the mess or damage from snowplows on their property and I have visited each home myself. TurfMasters was on

site yesterday inspecting the entire community. We will provide TurfMasters with a list of outstanding issues reported by homeowners so far. Anyone with turf damage should contact Jacki immediately so that she can cross-reference the current list. Joe added that although many people were not happy with snow removal services this winter, when doing a comparative analysis using snow services quotes received from other contractors, costs for the same services performed here would have calculated to more than \$100k, which would have necessitated a special assessment.

Bus Operations & HOA Updates: Lou Ann Breaks

Due to weather and safety issues all trips were canceled from March 2nd through 6th.

Upcoming trips for April are:

Delicious Orchards – Colts Neck

Hobby Lobby – Mays Landing

Mathis House Tea Room – Toms River on April 29th with sign up by April 11th. The trip will be \$57 which includes lunch and gratuity. Please make check payable to Joan Forgione.

Also, when signing up for any trips, please be sure to include full name and phone number on the sheet. For all trips that require money deposits, please drop off a check in the Activities box at the time of sign up and include the trip name on the check.

Covenants: Jon Michalski

The Covenants Committee and Trustees have several recurring reminders this month:

- **Personal articles may not be stored around the exterior of any home.** This includes any kind of storage bins, ladders, tarps, tools, firewood, bicycles, etc. (see WSHOA Rules and Regulations Chapter IV, Section 1.H).
- **Feeding wild or feral animals is prohibited.** Besides placing open containers of food, this includes dropping bird seed or any other kind of food on the ground that attracts not only birds but deer, wild turkeys, and Canada geese, which can pose health and safety risks in the community. Both Manchester Township Ordinance Part II, Article IV, Section 101-37 A, B and WSHOA Rules and Regulations Chapter IV, Section 1.C specifically prohibit these activities and specify imposition of fines for violations.
- **Proper trash disposal** – Although repeatedly brought to attention, 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.

- **Exterior maintenance** – With the emergence of Spring, we are calling all homeowners to proactively inspect their home's exterior for visible mold and algae stains on the siding, trim, porches, patios, decks and walkways. Our HOA Declaration of Covenants and Restrictions Article III, Section 4 and Section 5(i) states, "Each Homeowner shall be responsible to maintain the exterior of the Home and Lot at the Homeowner's sole cost and expense" and "Each Homeowner shall promptly furnish, perform and be responsible for, at the Homeowner's expense, the repair, maintenance, replacement and decoration of the exterior and interior of the Home." This is an increasingly widespread issue throughout the community, as over time, these stains have developed and intensified. We appreciate homeowners taking responsibility to complete their required maintenance through the months of April, May, and June. Thereafter, the Covenants team will send notices of specific violations, so please don't wait until that happens.

Thanks to the many homeowners who consistently maintain compliance with our Governing Documents. Doing so helps maintain our property values and keeps our community an attractive place to live.

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

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

Architectural & Common Grounds and Lawncare:

Ed Oxenham

With the abundance of fallen tree branches and twigs following the recent storms, we have made special arrangements with K&W Tree Service to pick up neat piles of this material along main roads throughout the community.

Some replacement of failing mailbox posts has begun. Ed highlighted the requirements for new mailboxes and posts and distributed those rules and regulations.

Ed also raised a safety concern regarding wild animals observed roaming through our neighborhood at night, especially coyotes.

Lawncare services will begin during April.

Clubhouse & Pool: *Sam Agin*

The Clubhouse boiler heat exchanger will be replaced once the heating season is completed.

We had our first contractor meeting with Carmona Pool Services and everything is on schedule for a great pool opening.

We are soliciting estimates to replace some of the stone areas around the pool with concrete or pavers. Upon touring with the first mason, we learned that it is not a simple job. For either concrete or pavers, many large tree roots have to be removed. Since the concrete pad by the clubhouse and canopy areas is higher than the concrete around the pool, if we choose to use concrete, drains will need to be installed.

As far as the sagging concrete areas around the pool are concerned, we are investigating having them leveled using a hydraulic foam system designed for this purpose.

It's that time of year when we're asking for volunteers for daily opening and closing the pool. We need weekend and holiday openers, daily closers, and substitutes. If anyone would like to help out, please contact Laura in the HOA office.

Irrigation: *Joe Hearon for Jim Farley*

Upcoming opening of the irrigation system will include adjusting heads as needed and replacing any defective ones. This process may take a week to complete.

Additional Reminders:

- Submission of HOPA forms is a mandatory Federal requirement. Forms are available on the website, at the Clubhouse, and within the *Express* newsletter and can be dropped in the HOPA Forms box in the hallway outside the Clubhouse office.

Old Business: *Joe Hearon*

No old business.

New Business: *Joe Hearon*

No new business.

Final comments/questions:

(DK—123 MGL) asked about the projected date for irrigation system startup. *Joe responded that there's no specific date set but that usually happens in mid-April.*

(LS—140 MGL) mentioned there are many broken clips at community newsletter sleeves and suggested residents check their sleeves and make sure they have functioning clips.

(PP—84 MGL) is on the medical emergency list for snow clearing and complimented the HOA for efforts made to clear their driveway during recent storm events. Also passed along what they learned about streetlamp replacement. Each pole is marked with an ID number and any resident can call JCP&L directly to report a streetlamp outage. Residents may also call the HOA office to report.

Joe reiterated last month's admonition that residents must not drop cigarette butts on community roadways.

Adjourn:

There being no further comments or questions, Sam filed a motion to adjourn, seconded by Lou Ann; all 5 present Trustees unanimously approved. The meeting adjourned at 7:43 PM.

*Respectfully submitted by
Jon Michalski, Secretary*