

Whiting Station Board of Trustees Meeting

Clubhouse Ballroom – May 19, 2026

(Pending formal Board approval at the next Board of Trustees meeting on June 16, 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 7:06PM. 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 those in attendance, reminding folks that these meetings are for everyone in the community and encouraging all residents to take part in what we see as a growing interest in what is happening in Whiting Station and becoming connected with others in a thriving community environment.

Approval of previous meeting minutes:

All Trustees previously reviewed the draft minutes for the April 21st meeting. There being no further discussion, Sam filed a motion to approve the April 21st minutes; second by Jacki; all 6 voting Trustees present unanimously approved.

Trustees Reports

Treasury: Jacki Scampato

As of the end of April, our budget remains on track with what the community approved last October. However, we are seeing rising costs for many goods and services. We planned for a 20% increase in gas, electricity, and water costs, but actual increases are closer to 35% this year. Some of our contractors include a fuel price cap of \$3.99 per gallon, with additional increases at \$4.25 and \$4.50 per gallon, etc. The average price for regular gas in NJ is approximately \$4.51 per gallon. Diesel currently averages over \$5.58. Since prices have surpassed this, we are now paying additional surcharges on gasoline and diesel. Even with contracts in place through 2027, higher costs are already affecting our budget.

All financial updates are published in the Whiting Station *Express* and posted outside the Business Office.

As of today, we have 8 home sales closed and 1 closing next week; 9 homes are currently listed for sale. As a reminder, all homes requesting a realtor "open house" must be approved in advance by the office. Please contact Laura in the HOA Office during normal business hours.

Five homes are behind on HOA dues, totaling \$3,500. We sent 8 notices, altering them to late fee fines.

Each Trustee has a 2026 budget, and we are starting to plan for 2027. As our community ages, we need to prepare for bigger projects in the future.

Clubhouse & Pool: Sam Agin

The HOA office move has been completed; Laura is very happy. Additional lighting was added along the ramp from the parking lot to the front door. Bluetooth capability has been added to the Ballroom sound system so music can be played from any Bluetooth device. Connection instructions are on the table by the audio system.

The pool is ready to open this Saturday.

The contractor completing power-washing of the pool area last Saturday did an excellent job at a very reasonable price; Sam would recommend him to residents. Thanks to Russ Martyniak, the shade canopy frame has been repainted with a rust inhibiting paint and it looks great. The canopy and lights will be installed tomorrow morning.

Pool hours are tentatively 10AM to 8PM; depending on demand, may be open later in the evening on weekends

Architectural & Common Grounds and Lawncare:

Ed Oxenham

Lawn: no issues so far with the first three mowing services.

Architectural: We have recently received quite a few Architectural Modification Applications and have been processing them quickly, within a day or two of receipt. Joe reminded folks that if they're unsure about whether what work needs to be HOA approved, they should always complete and submit an application form, rather than risk having to un-do or re-do non-approved work.

Covenants: Jon Michalski

When we talk about "Covenants," what do we mean? Since it's possible some residents may not be familiar with the term or its use, we will review and provide context. Covenants centers around our HOA Governing Documents, which consist of three separate documents: Bylaws, Declaration of Covenants and Restrictions, and Rules and Regulations. They not only define the community's governing structure but also define homeowner rights and responsibilities. The Covenants Committee serves to monitor and help reinforce compliance with established homeowner responsibilities when resident violations are observed. The process flow is as follows:

1. Violation Reported – the Committee observes or receives a resident report via email with details of a potential violation which is then logged on a tracking spreadsheet (NOTE: no details,

process updates or determinations will be communicated to the original inquirer)

2. Verification – a Committee member is assigned to verify whether it is a violation
3. Notify Homeowner – if verified, Committee prepares and sends homeowner a “Friendly Reminder” outlining the observed violation and requesting homeowner action with a defined suspense time limit.
4. Follow-Up Verification – Committee verifies whether violation has been corrected within the suspense. If not corrected, forward matter to Board of Trustees.
5. Board of Trustees Action – Board issues a Violation Notice Letter stating violation remains uncorrected, intent to impose specified daily monetary fines, and provides option for ADR (Alternative Dispute Resolution) hearing.
6. Homeowner Response Options –
 - a. Corrects violation – matter concluded
 - b. Does not correct violation – daily fines begin
 - c. Request ADR Committee hearing – Committee makes recommendation to Trustees
7. Final Outcomes –
 - a. Violation is corrected – matter concluded
 - b. Violation is not corrected – fines continue
 - c. If unresolved after escalation, legal action may be taken

All process actions are kept updated on the tracking spreadsheet.

The Covenants Committee is currently reconstituting under new leadership. Some current reminders:

Exterior maintenance requirements are coming into the spotlight. For a couple of months we have been encouraging homeowners to inspect their home’s exterior for visible mold and algae stains on the siding, trim, porches, patios, decks, walkways, and roofs (besides being unsightly, heavy roof stains and growth accumulation can actually cause damage to the roofing material and diminish roofing lifespan over time if left untreated). We appreciate homeowners taking responsibility to complete this required maintenance through the balance of May and June. Thereafter, the Covenants team will send notices of specific violations so, again, please don’t wait until that becomes necessary. Our HOA office has contact information for contractors who perform these services, if needed.

Weeds in flower and shrub beds are another item of growing concern [pun intended], as climate conditions are favorable for all kinds of weeds to emerge and grow into unsightly landscape. We encourage homeowners to look critically at the beds around their property and mitigate any weeds observed. Thank you.

Residents should always direct compliance inquiries via email to covenants@whitingstationhoa.com, [and not to the Trustees or the HOA office].

Irrigation: Jim Farley

The irrigation system has been running for a month. Some problems that have arisen have been promptly

addressed. If residents observe excessive spray on streets or driveways—or any other needed adjustments—they should not hesitate to fill out and submit an Irrigation Work Order so adjustments can be made within a day or two. Although there is an ongoing issue with well pump 6 and it is not operating at maximum efficiency, we are continuing to collaborate with contractors to resolve it permanently.

Bus Operations & HOA Updates: Lou Ann Breaks

Bus oil change maintenance service was completed on Wednesday, April 29th. Beginning the week of June 15th, our bus driver, Lori, will be off on Wednesdays.

Upcoming bus trips in June include:

18th – Williamstown Amish Market

19th – Blue Claws baseball game (\$19 per person sign-up by 6/12)

23rd – River Lady lunch cruise (\$63 per person, sign-up by 6/9)

30th – Surfflight Theatre – *Guys and Dolls* ((\$66.95 per person, sign-up by 6/16)

Please make all checks payable to Whiting Station HOA and place them in an envelope titled with the trip and put them in the all events box in the Clubhouse activities room at the time of sign-up. Please include full name and phone number on sign-up sheets.

Old Business: Joe Hearon

As reported, the HOA office relocation was completed, adding much-needed space and improving efficiency. With the move we were able to install a new tool which allows the office video and audio communication with visitors at the main entrance door and to remotely unlock it for access. The Conference Room was moved to the former office space. Anyone continuing to drop off checks to the HOA should only use the drop box outside the main entrance [and NOT use the slot in the hallway].

New Business: Joe Hearon

Joe announced that the Trustees have discussed and will approve residents’ display of patriotic garage door decorations in honor of the United States 250th Anniversary for the month of July only. No political or social messages of any kind will be permitted.

The Trustees have been discussing the option of allowing garbage can enclosures. Our Declaration of Covenants and Restrictions (DCR) states that garbage cans may not be visible from the street or neighboring homes. Our Rules and Regulations (R&R) further states that all such receptacles be stored inside residents’ garages on non-collection days. Since any DCR changes require a 2/3 majority affirmative homeowner vote (with related significant cost impacts) to pass, current consideration will only be given to crafting narrow guidelines amending the R&R to allow enclosures that completely obscure containers from

view. There are many factors involved so community feedback will be appreciated to help shape the direction of any action on this subject. A suggestion in response is to form a committee of residents to evaluate and develop community standards for such a proposal. Regina Desvernine volunteered to lead the committee.

Adjourn:

With no further questions or comments, Sam moved to adjourn the meeting, seconded by Lou Ann; all 6 present voting Trustees unanimously approved and the motion was carried and meeting adjourned at 7:57 PM.

*Respectfully submitted by
Jon Michalski, Secretary*