

Whiting Station Board of Trustees Meeting

Clubhouse Ballroom – June 16, 2026

(Pending formal Board approval at the next Board of Trustees meeting on July 21, 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 7:10PM.

He asked participants not to call out from their seats but come to the podium to question or comment.

Joe welcomed everyone in attendance. He thanked volunteers for resetting the Ballroom following the TRMO concert. As we head through the summer season, he encouraged residents to communicate any needs with the Trustees. Residents should also feel free to politely and respectfully speak with neighbors about observed rules violations. Rather than contacting the Trustees, they may also reach out to the Covenants Committee.

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 May 19th meeting. There being no further discussion, Lou Ann filed a motion to approve the May 19th minutes; second by Sam; all 6 voting Trustees present unanimously approved.

Trustees Reports

Treasury: Jacki Scampato

As of the end of May, our budget remains on track. This is based on the budget proposed and approved by the community last October. We continue to see rising costs for many goods and services, much like what we are experiencing in our own homes.

As I mentioned in our last meeting in May, we planned for a 22% increase in gas, electricity, and water costs, but actual increases are closer to 35% this year. Last month, we discussed fuel surcharges on some contracts; as we have started to see fuel costs decline, we hope it will return to pre-surge pricing soon.

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

As of today, we have 13 homes closed and an additional 13 homes listed for sale. Keep in mind that each new homeowner pays \$1,134 in fees, equal to six months of HOA fees. This money is deposited into the discretionary fund. To clarify, there were 28 home closings in all of 2025. In comparison, so far this year, including both closed and currently listed homes, we

have accounted for 26 homes in the first six months alone. As a reminder, all homeowners requesting an "open house" through their realtor must be approved in advance by the HOA office. Please contact Laura during normal business hours.

Nine homeowners are behind on HOA dues, totaling \$5,418.50. Notices about late fees have been sent seeking payments, and balances after the 10th of the month, will incur 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.

Clubhouse & Pool: Sam Agin

Clubhouse: Thanks to everyone who volunteered for Ballroom set-up and breakdown for the Toms River Multigenerational Orchestra concert. It was a beautiful concert! With the mounting of the TV/monitor in the Conference Room, the Office move is now complete.

Pool: The PoolCop computer system is now completely functional and the chemicals are in balance. The County performed its annual inspection. There has been overwhelming approval of the new extended pool hours – till 9PM Fridays and Saturdays.

The pool rules are clearly posted around the pool area; however, several rules issues have arisen during a recent busy pool day and necessitate these reminders:

- NJ State law requires that all residents and guests must shower before entering the pool.
- Residents are responsible for their guests at all times.
- No running is allowed anywhere in the pool area
- No diving into the pool is allowed.
- Children in the pool MUST be accompanied by an adult.
- Children under 3 or children who are not toilet trained are not allowed in the pool.
- Residents MUST sign in and record the number of guests. The county requires we keep records of the daily 'load' on the pool and we are required to show this information to county inspectors upon request.
- Glass of any kind is not permitted anywhere in the pool area—not even at the tables.
- Smoking or vaping is not allowed within the pool area. There is a smoking area outside near the parking lot.
- Food and drinks, even adult beverages, are allowed to be consumed by the tables and chairs. Food or drinks are not allowed in the pool or on the edge of the pool while swimming or sitting in the pool.

The complete list of rules can be found near the entrance gate.

During these hot summer months, please enjoy the refreshing water with your friends and neighbors.

Architectural & Common Grounds and Lawncare:

Ed Oxenham

Architectural: Architectural Modification Applications have been received steadily. So far we have been able to process and approve most of them within a day or so. But please keep in mind that, though it rarely takes that long, we do have 30 days to respond to applications.

We must remind homeowners that they should not schedule work prior to receiving the blue work approval form, which must be displayed in the home's front window.

Regarding new concrete patios, homeowners should make sure to consider where sprinkler heads are located, as some may need to be moved. Also, if a sealer application is planned, make sure to request the adjacent sprinkler zone be turned off in advance.

Lawn: planned mowing skip days are posted on the lawn schedule (see WS website or *Express* Newsletter).

We are beautifying our common grounds by placing patriotic American flags at entrances, adding flowers along parking lot street side, and removing shrubs at the driveway for better visibility when exiting the lot.

We will be continuing to improve overall look and appeal of the front of the Clubhouse in the coming months.

Overall, our properties look beautiful and are being cared for; however, we must remind residents not to dump landscape debris in the common areas or leave branches on the street. Residents must dispose of all such debris themselves.

Covenants: *Jon Michalski*

There are some pertinent Covenants and Rules and Regulations responsibilities and reminders to highlight:

- For a few months, we have been reminding homeowners about cleaning exterior siding, trim, patios/decks, and roof stains. We appreciate that many folks have taken care of this maintenance. Some, however, still have cleaning maintenance to do. In the coming weeks we will be notifying these homeowners to fulfill their responsibilities in a timely manner. Our HOA office has contact information for contractors who perform these services, if desired.
- Sometimes unprotected rain gutters accumulate debris and can begin evidencing vegetation growth. Homeowners should inspect their gutters and keep them clean to avoid unsightly conditions and potential water damage to fascia and framing.
- This time of year all kinds of weeds and grass can emerge in landscape beds around homes. Please look critically around your properties and be responsible to remove any weed growth as it appears.
- Residents may not dispose of their landscaping debris (weeds, plant cuttings, leaves, twigs/branches, etc.) in basins, common wooded areas, or leave it in the streets (this includes grass clippings for those who

choose to mow their own lawns). Please be responsible to take the debris to the Township recycling center.

- Use of power tools is prohibited on Sundays. Please be respectful of neighbors and think twice before deciding to mow the lawn, saw lumber or power wash, etc. on Sundays.
- Display of signs and/or flags with social messaging is prohibited throughout the community.
- The Whiting Station speed limit is 20 MPH. While sometimes we may see non-residents exceeding the posted limit, there are unfortunately residents who disrespect our community by driving too fast on a regular basis. Keeping the speed to 20 MPH will only make a few seconds' difference in everyday travels (and you'll likely have to wait at a traffic light just down the road anyway!). Please also be respectful and observe the posted stop signs in our community.

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 is fully operational; however a number of sprinkler heads may be spraying into streets, fingers, or driveways. Anyone noticing this should submit a work order form—even on behalf of their neighbors—so we don't waste water. We can only address issues we know about so please help us by identifying anything that needs adjustment.

Jim requested volunteer helper(s) to assist him when adjusting sprinkler heads.

Bus Operations & HOA Updates: *Lou Ann Breaks*

Lori, our bus driver's day off is switched to Wednesdays for the months of July and August. She will be on vacation July 1-6.

Lacey local shopping will be on Tuesday, July 7th; and Atlantic City on Thursday, July 9th. The lunch trip to Captains Inn has been moved to July 14th. August 1st will be the trip to Monmouth Park racetrack.

For all trip sign-ups, please add each traveler's full name and phone number to the sheet. Please make any checks payable to WSHOA 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.

Old Business: *Joe Hearon*

There was no stated old business.

New Business: *Joe Hearon*

Joe mentioned some updates and observations:

The upcoming Board of Trustees nominations and encouraged homeowners to volunteer in service to the community as a Trustee. Look for a notice in the upcoming *Express*.

We are planning to plant some ornamental grasses along the pool area fence as additional screening.

He also commented about frequently seeing vehicles parked in fingers in violation of our HOA rules and reminded residents of their responsibility to inform their contractors and guests not to park in fingers or on grass areas at any time.

Joe then introduced Regina Desvernine to report on the residents' committee to study outside trash bin storage, as first mentioned last month. Regina distributed the volunteer committee's report summarizing their findings regarding potential advantages and disadvantages of effecting such a rules change. The report's Community Considerations summary states, "The issue involves balancing individual resident convenience with preservation of community appearance, maintenance standards, and property appeal. Communities that permit outdoor trash storage often require strict design standards, approved materials, placement restrictions, and ongoing maintenance requirements in order to minimize visual impact."

Final Questions on Agenda Items:

Several residents questioned and commented about the potential trash enclosure rules change. Concerns centered around aesthetic impact to the community and home values, the need for specific guidelines for any enclosures, and suggestions to survey the greater community. Without the committee recommendations regarding enclosure size, style, construction, placement, etc. there is no basis for deciding anything at this point. This meeting is to address questions, not debate the issue or conduct an opinion poll. There is much more to learn and factor into the decision process, including whether or not the overall community favors a change. Residents were reminded that Trustees do not act in their individual interest; they act in the entire community's interest. An option to use a no-cost survey feature of our shoutout tool was suggested to gauge public interest. We will consider using that. Residents can also provide feedback at next month's Open Member Forum.

Other questions asked about:

- Quorum requirement for rules changes – *no quorum is required for rules changes.*
- New HOA emails published in the Express – *new HOA emails will appear in the next edition.*
- Expense of roof cleaning – *as part of a homeowner's responsibility to maintain their homes' exterior, if their roof is heavily stained and there's accumulated moss and lichen, they should consider roof washing to benefit both appearance and roofing material longevity. Contractors' quotes may vary widely and shopping around may yield some savings.*
- Common area debris cleanup – *that service is not included in our lawn and landscaping maintenance*

scope. Homeowners may volunteer to help clean areas adjacent to their homes.

- Irrigation schedule update – *schedules for all wells and zones were adjusted to 25 minute cycles to balance turf benefit with consumption restrictions.*
- Trustee terms expiring this year – *four Trustees' terms will expire this year. Nominations begin in August.*
- Eliminating 55+ communities restrictions – *NJ Governor and Senate are seeking such a change.*

Next BOT Meeting is scheduled for July 21st and there will also be a Member Open Forum.

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 8:32 PM.

Respectfully submitted by
Jon Michalski, Secretary