

Whiting Station Board of Trustees Meeting and Member Forum

Clubhouse Ballroom – July 21, 2026

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

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

Absent: Jacki Scampato, Treasurer

BOARD OF TRUSTEES MEETING

Joe Hearon called the meeting to order at 7:05PM and welcomed everyone.

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 June 16th meeting. There being no further discussion, Lou Ann filed a motion to approve the March 18th minutes; second by Jim; all 5 voting Trustees present unanimously approved.

Treasurer's Report: *Joe Hearon for Jacki Scampato*

As of the end of June, 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.

We are currently in the planning stage for 2027 budget. We have started the bid process on contracts that will expire this year.

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

We currently have 24 homes for sale in the community. As a reminder, all homes requesting an "open house" must be approved in advance by the HOA Office. Please contact Laura during normal business hours.

Seven homes are behind on HOA dues. Notices about late fees have been sent for payments made after the 10th of the month.

As our community ages, we need to prepare for bigger projects over the course of the next few years, some of which will be guided by our Reserve Study plan.

One special reminder: All HOPA Forms must be submitted to Laura in the HOA Office no later than October 15th. We have 330 homes and require an 80% response rate. We only have 174 completed and submitted, leaving 156 outstanding residences.

Bus Operations & HOA Updates: *Lou Ann Breaks*

Lou Ann stated that Surflight Theatre tickets for *Guys & Dolls* were mishandled and acknowledged that allowing non-residents to join took three seats from residents. She apologized and stated that will never happen again.

The bus went for service last week, fixing weather stripping on the door and adding a new back door lock. An oil change was inadvertently performed at no charge to us. Unfortunately, the back-up camera has since malfunctioned and the bus is back in the shop.

Upcoming trips include Monmouth Park Racetrack (8/1), Marquee movie theater (8/18 —leave time 11:30), Ikea (9/15), Kusar Mum Farm (9/22).

Please remember when signing up for a trip that requires payment to deposit a check payable to *Whiting Station HOA* in the All Events box at that time.

Clubhouse & Pool: *Sam Agin*

A great thank you to the Residents Club and all of the volunteers who put on the fantastic Independence Day party. Everyone attending experienced a wonderful time and great food despite it getting hot in the building. This was due to the air conditioning units not being able to keep up with the nearly 100 degree temperature, the 100+ people in the Ballroom, and a failure of three of the five air conditioning units. All units have since been repaired and are now functioning at 100%.

There has recently been no music playing at the pool. Last Sundays' storm and resulting power surge damaged the amplifier and Xfinity tuner. Both are expected to be replaced this week. Other than that, the pool is in perfect shape. We have been keeping the pool open late during the recent heat waves, in addition to Friday and Saturday evenings. We will continue to keep extended pool hours during heat waves. Please come and enjoy the facilities. Also, as a reminder, babies and toddlers who are not potty trained are absolutely not permitted in the pool. Please respect others.

Architectural & Common Grounds and Lawncare:

Ed Oxenham

So far, the lawn service seems to be going well, with just a few mishaps with the schedule. The dates for cutting and fertilizer/weed control are posted in the newsletter and the website. The next scheduled fertilizer/weed control application dates are October 9th, 16th, 30th.

We have had our share of storms with heavy winds that have caused downed branches. As a reminder, if the branches fall from trees on your property, it is your responsibility to have them removed, even if they fall directly on the finger or street. Do not place branches and debris on the street, as our lawn service will not pick that up. Removal is the homeowner's responsibility.

Also, with some properties it is difficult to see the house numbers. For safety and emergencies it is vital that the numbers are easily spotted.

Irrigation: *Jim Farley*

Irrigation services are operating properly. The Well #3 pump has been repaired and is now back in service. To request any adjustments to sprinklers, homeowners must complete and submit an Irrigation Work Order.

Covenants: *Jon Michalski*

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

Homeowners have exterior maintenance responsibilities, including cleaning their homes' exteriors, weeding shrub beds, clearing rain gutter vegetation, and pruning dead tree branches. (*look everywhere around your property – if anything is dirty or stained, clean it. If anything is growing where it shouldn't, remove it. If anything is dead, prune it or remove it. Also, if anything is damaged, repair it*). Our HOA office has contractor lists if help is needed taking care of these responsibilities.

Trash and recycling containers must be stored inside garages on non-collection days – NOT anywhere outdoors. Joe also observed that some residents place out uncovered trash containers for pickup and reminded them that all containers must be covered.

Residents should direct compliance inquiries via email to covenants@whitingstationhoa.com.

Trustee Election Process: *Mickey Ribera*

The first Monday in October (this year, the 5th) is designated to hold the annual election for HOA Trustees. This year there are four 2-year positions open. The complete process is detailed in the August *Express* Newsletter and Mickey explained the ballot submission procedure. Applications for eligible candidates will be solicited beginning August 1st and are due by August 19th. A 'Meet the Candidates' event will be held August 27th, where floor nominations will be accepted and ballots will be mailed to homeowners immediately thereafter.

Old Business: *Joe Hearon*

After carefully reviewing the Trash Study Committee's report presented at the June BOT Meeting and their subsequent recommendations, the Trustees have agreed to NOT proceed with a Rules and Regulations change concerning outdoor storage of trash containers.

New Business: *Joe Hearon*

Joe announced that Manchester Township will be changing water meters in all homes. Residents should expect to receive a letter from the Township detailing the project. One of the intended benefits of these new meters may help detect hidden leaks by real-time tracking of unusual consumption.

A question was raised about the Township's water quality PFAS [*per- and polyfluoroalkyl substances*] testing schedule and results. No information is available about that at this time.

Final comments/questions:

(DM—543 PLN) asked about consequences of not achieving 80% required response to HOPA forms. *That answer is currently unknown.*

Adjourn:

There being no further comments or questions, Lou Ann motioned to adjourn, seconded by Sam, and all Trustees approved. Meeting adjourned at 7:44 PM

MEMBER OPEN FORUM MEETING

(DM—543 PLN) asked the procedure for towing a parked vehicle blocking a driveway. *Resident should call police [non-emergency number]. NOTE: the contract towing service comes automatically at random times between 12AM and 6AM.*

(DK—123 MGL) Are homeowners and realtors instructed about not parking in fingers during Open House or Estate Sale events? Yes.

(BH—36 MGL) Does Covenants Committee place notes on vehicles parked in fingers? No.

(JY—122 MGL) Placing notices on parked vehicle windshields was a previous Covenants practice.

(JB—630 PLS) requested that Turfmasters alternate start and end locations in the community on mowing days to not always finish late in the day in the same area. *Ed will request Turfmasters adjustment.*

(DS—119 MGL) asked about addressing neighboring dead tree/tree limbs. *Ed will inspect and request homeowner remove dangerous tree.*

(MM—96 MGL) requested shoutouts to residents in advance so they can properly flag their lawn ahead of Turfmasters' fertilizer/weed control applications if that service is not desired. *What happened previously was not how Turfmasters should operate. We have already informed them that treatment cannot be applied without providing us sufficient advance notice for homeowners.*

(RD—23 MGL) appreciates the Committee's effort and the Trustees' consideration in regard to the proposed trash container rules change. *Joe stated the exploratory idea initiated during new homeowner orientations. Jim added that residents can politely mention to their neighbors if improperly stored containers are observed.*

(LW—570 PLN) advised residents who add a trusted person as joint bank account holder should ensure that person actually logs into the bank app and receives the debit card. Not taking those two steps can make it easy for scammers to commit identity theft and banking fraud.

With no further questions or comments, Sam moved to adjourn the meeting, seconded by Lou Ann; all 5 present voting Trustees unanimously approved and the motion was carried and meeting adjourned at 8:06 PM.

*Respectfully submitted by
Jon Michalski, Secretary*