

Whiting Station Board of Trustees Meeting

Clubhouse Ballroom – August 18, 2026

(Pending formal Board approval at the next Board of Trustees meeting on September 15, 2026)

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

Absent: Sam Agin, Ed Oxenham

BOARD OF TRUSTEES MEETING

Joe Hearon called the meeting to order at 7:01PM 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 July 21st meeting. There being no further discussion, Lou Ann filed a motion to approve the July 21st minutes; second by Jim; all voting Trustees present unanimously approved.

Trustee Election Process Update: Mickey Ribera

The upcoming 'Meet the Candidates' event will be held on August 27th where Trustee Candidates who submitted applications by the deadline will introduce themselves and speak about their background and experience and field audience questions. Floor nominations will also be accepted at that time. The official election ballots will be mailed to all homeowners thereafter and must be completed and deposited in the Clubhouse ballot box no later than 9:00 AM on October 5th. There will be periodic reminders in the weeks ahead.

Treasurer's Report: Joe Hearon for Jacki Scampato

We are halfway through the fiscal year, and our budget remains on track. We continue to see rising costs for many goods and services, much like what we are experiencing in our own homes; however, we are doing our best to curtail unnecessary expenditures and negotiate with vendors when feasible.

We are currently planning our 2027 Budget. Thanks to those on the Board and the Budget Committee for their efforts. The 2027 Budget is a continuing work in progress and will be finished in September, as required by our Bylaws. The proposed 2027 Budget will be sent to each homeowner in September and voted on at our Annual Members Meeting in October.

As a reminder, all financial updates are published in the *Express* and posted outside the Activities Room in the Clubhouse.

As of today, the community has had 22 homes on the market, year to date. Of the 22 homes, 12 have closed, and 4 are expected to close by early October. The other 6 remain on the market. As a reminder, all homes requesting an "open house" must be approved in advance by the HOA Office. Please get in touch with Laura during normal business hours.

Nine homes are behind on HOA dues, totaling \$2,934, down significantly from previous months. The majority are delinquent Estates which will settle at closing. Notices about late fees have been sent for payments made after the 10th of the month.

Joe then added a thank you to the Budget Committee who have been working on this big project.

Clubhouse & Pool: Jon Michalski for Sam Agin

The parts for the repair of the furnace have been ordered and they will be installed as soon as possible. The expense was approved in an earlier budget.

As stated last month, the music has been restored to the pool area. The pool will be officially closing on September 13th. Once the pool is closed and furniture put away, we will begin work on removing the peeling paint under the canopy. This will involve pressure washing and using a non-toxic paint remover. We will need 2 volunteers. The green concrete underneath will not be painted again. The cracks in the multicourt surface are being addressed.

Architectural & Common Grounds and Lawncare: Lou Ann Breaks for Ed Oxenham

Regarding architectural, there's not much to report except standard forms that are being followed up on and, for the most part, being approved. We will gradually be moving forward on the continuing goal of removing damaged and dead trees in the common areas. Also, another goal is to be examining the curb aprons in front of each finger lane to determine whether repair or replacement is needed in the coming weeks and months.

On my rounds, I have noticed a lot less foliage and large branches being placed on the street. I thank everyone for their attention to that matter. But as I travel the neighborhood looking for those branches on the streets, I happen to notice a number of residents, putting bags of garbage out on the street, not in covered trash cans, as required.

Regarding lawn care, it appears that things are going well and we have not had many problems or issues concerning that service.

Covenants: Jon Michalski

The recent Covenants Committee reorganization includes new leadership and team members. The Trustees appreciate these volunteers who have stepped forward to support the important functions of the Committee.

This month, Covenants has addressed homeowner violations including exterior maintenance responsibilities, parking in finger lanes, and storage of trash/recycling containers. Residents are reminded to maintain awareness of their responsibilities concerning our HOA Governing Documents, which are posted on the Whiting Station website.

Compliance inquiries should be sent via email to covenants@whitingstationhoa.com.

Irrigation: *Jim Farley*

Irrigation services are operating properly with nothing major to report. There have been no breaks and Jim has been taking care of minor adjustments as Work Orders are submitted. The system is projected to operate through late October. To request any adjustments to sprinklers, homeowners must complete and submit an Irrigation Work Order.

Bus Operations & HOA Updates: *Lou Ann Breaks*

All bus trips and signup sheets for the month of September have been posted in the Clubhouse [NOTE: *each month's bus schedule is posted on the community website and published in the Express*]. On September 1st, Cousins Maine Lobster truck will be in our parking lot from 4 PM to 8 PM. We ask residents to leave the first row parking spaces open for the truck to park.

Anyone interested in the multi-day trip to Woodloch Pines planned for the third week of May 2027 may contact Lou Ann for more information.

Regarding other events, on September 3rd at 11:00 AM, a representative from Manchester Township will be here at the Clubhouse to discuss the planned installation of new water meters throughout the community. Please have any questions ready for him. Coffee and cake will be served.

Old Business: *Joe Hearon.*

New Business: *Joe Hearon* – no new business.

Final comments/questions:

(JB—630 PLS) asked whether dead trees in retention areas will be addressed in the common area tree survey. *Joe responded that yes, the trees are part of common area responsibility that needs attention. The tree service has a current backlog but will be addressing these soon. To report dangerous trees, email location, description and photos to architectural@whitingstationhoa.com.*

Adjourn:

There being no further comments or questions, Lou Ann motioned to adjourn, seconded by Jacki, and all Trustees approved. Meeting adjourned at 7:19 PM.

*Respectfully submitted by
Jon Michalski, Secretary*