

Whiting Station Board of Trustees Meeting

Clubhouse Ballroom – September 15, 2026

(Pending formal Board approval at the next Board of Trustees meeting on October 5, 2026)

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

Absent: Ed Oxenham

BOARD OF TRUSTEES MEETING

Joe Hearon called the meeting to order at 7:04PM 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.

Joe then drew special attention to the Residents Club appeal for volunteers and noted that there are many opportunities on a monthly or casual basis for folks to help with various recurring tasks, all of which do not require any great time commitment but do contribute to the betterment of the community. Everything works best when volunteers help.

Approval of previous meeting minutes:

All Trustees previously reviewed the draft minutes for the August 18th meeting. There being no further discussion, Sam motioned to approve the August 18th minutes; second by Lou Ann; all voting Trustees present unanimously approved.

Treasurer's Report: Jacki Scampato

We are on track with the budget and are closely monitoring some upcoming expenses.

We are finishing up work on the 2027 HOA Budget which will be delivered to homeowners shortly. Thanks to the Trustees and the Budget Committee for their efforts.

We are projecting sales of more than 20 homes this year, with 15 closings to date. Eight members are in arrears with their monthly assessments, totaling over \$3,300. Of these, two are delinquent Estates, which will resolve following sale settlements.

Clubhouse & Pool: Sam Agin

Clubhouse:

The boiler has been repaired. Pending approval, a new access control system for the Clubhouse will be installed in the near future. The new system will incorporate better reliability, better tracking, and Bluetooth access to the Clubhouse via users' cellphone.

Also, as a reminder, if you are the last one out of the Activities Room, Conference Room, Ballroom, Library, or Fitness Center, you are expected to turn off all lights, televisions, and fans.

Pool:

Now that the pool season is over, on behalf of the community, Sam extend a "thank you" to all who have volunteered for the various chores associated with the pool: Ed Oxenham, Lynne Sweezo, Mike McTiernan,

Cabrina Whitam, George Devlin, Mickey Ribera, Cathy Titus, Margaret Carmin, Chris Breetvelt, Jim & Joan Donachy; and a special thanks to Russ Martyniak for his help in painting the canopy frame.

Although the pool gates will remain locked until the spring, residents can still access the pool area via the Clubhouse. On nice days, bring your own chairs and hang out with your friends. Even if it is uncovered, you cannot use the pool, as it is no longer being treated. As always, clean up afterwards but don't use the trash cans by the pool house.

Architectural & Common Grounds and Lawncare: Jim Farley for Ed Oxenham

Regarding architectural request forms, processing has been going fairly smoothly, with only a couple of exceptions.

Regarding lawncare, the mowing season is nearing the end, which will include Fall cleanup and one more weed control application. The schedule is posted on our website.

Irrigation: Jim Farley

We have changed a few sprinkler heads and addressed some leaks. There have been some requests for head markouts so homeowners can aerate their lawns.

Covenants: Jon Michalski

The Covenants Committee reported some of the items they are going to emphasize over the coming couple of months:

- Adherence to motor vehicle laws: Some residents seem to have a special talent of rolling through stop signs in the community. Rolling through a stop sign is the same as driving through/ignoring a stop sign. We're all concerned about resident safety – so do the right thing personally and obey the stop signs in our community. Please observe the 20-mph posted speed limit.
- Mold/Mildew. It is the responsibility of the homeowner to keep their house free of mold and mildew on all sides of the house (patios and garage doors included).
- Household Items: Ladders, sheds, wheelbarrows, boats, bicycles, tools, trash receptacles, etc. may not be stored around the exterior of homes – including in front of the garage door.
- Help is needed in looking for the elusive 'cigarette tree' that drops butt shaped leaves on the streets! It's strange that the butt leaves have tobacco company brand names on them... 😊

Jon added a reminder that the Governing Documents posted on our community website (and acknowledged and agreed to by every homeowner prior to their purchase) detail all homeowner rights and responsibilities. Staying familiar with the requirements will help avoid needless violations and promote the attractive nature of our community. Compliance inquiries should be sent via email to covenants@whitingstationhoa.com.

Bus Operations & HOA Updates: *Lou Ann Breaks*

The bus had a new back up camera installed earlier this month. The registration was renewed so the state inspection can now be performed.

Lou Ann mentioned some upcoming trips [*NOTE: each month's bus schedule is posted on the community website and published in the Express*]. Signup sheets for trips are on the Clubhouse bulletin board and any checks (payable to WSHOA) for trip payments should be placed in the All Events box in the Activities Room at time of signup.

Trustee Election Process Update: *Mickey Ribera*

Mickey encouraged all homeowners to vote and reminded them that the ballot submission deadline is October 5th at 9:00 AM.

Old Business: *Joe Hearon* – There was no old business.

New Business: *Joe Hearon*

Joe reported that over the past year we have experienced numerous issues with the Clubhouse access control system, including component failure, lockouts and data loss. With the age of the system and a sequence of repair patches by different vendors over time, reliability has degraded. With replacement parts no longer available, the Trustees therefore solicited proposals from vendors for a complete system replacement. The project scope will include integration of 3 new access point readers, a control module and cloud-based storage (rather than local in the HOA office). Access will continue via existing proximity cards and will also incorporate the option for Bluetooth mobile access capability via cellphone, representing a significant upgrade. We received multiple quotations and have selected the highest value, lowest cost vendor, with a proposed total cost of \$6,860.37. Jacki motioned to approve the system replacement, seconded by Lou Ann. With Ed's proxy vote, all Trustees unanimously approved.

Final comments/questions:

(RD—23 MGL) reported holes remaining in asphalt pavement in finger lane and Morning Glory Lane following a JCP&L emergency repair. *Joe responded that we have already contacted JCP&L about this and are awaiting a response. In the meantime we can place traffic cones in those locations for vehicle and pedestrian safety.*

Adjourn:

There being no further comments or questions, Lou Ann motioned to adjourn, seconded by Jacki, and all Trustees approved. Meeting adjourned at 7:29 PM.

*Respectfully submitted by
Jon Michalski, Secretary*