

Whittingham Homeowners Association/Greenbriar at Whittingham Community Association
Joint Open Board Meeting Minutes
Thursday, January 29, 2026, at 6:30 PM
Towne Centre Ballroom and Zoom

Call to Order

I. Pledge of Allegiance

II. Roll Call

- Whittingham HOA Board of Trustees
 - Tom Clark, President, Jay Respler, Vice President, Bob Brown, Secretary, Kathy DeDonno, Treasurer, Joe Atanasio, Trustee, Cathy Clarken-Gleason, Trustee, Jeff Simonsen, Trustee
- Greenbriar HOA Board of Trustees
 - Chester Trubinski, President, Alan Greenberg (Zoom), Vice President, Ron Parisi, Secretary, Mark Surks, Treasurer, Cliff Durlacher, Director
- Management
 - Matt Lubas, General Manager, Suzie Weingartner, Property Manager
 - Absent: Kristin Puriza, Director of Lifestyles and Facilities

III. General Manager's Report (Matt Lubas, General Manager)

- We don't know when our privacy fence project will be starting again. They did make good progress after the new year. They got done 90 out of 219 homes.
- We have a new pool company, Millennial Pools, who started January 2nd. We've been getting a lot of good feedback from them. We will meet with them again before the outdoor pool opens. I have not received any complaints yet.
- We stayed with Planned Security for security this year. They made a lot of changes and a lot of personnel changes. Their management team is here and very engaged. They are doing a lot of surprise inspections. We get weekly reports which are phenomenal. They are calling in on different shifts to make sure they are answering the phone properly. They are meeting with the Board in March to kind of see where we are at.
- I know a lot of residents here and on ZOOM would like to express their displeasure with how the snowstorm went...and rightly so. I will be the first to tell you that they are all valid and I agree with every one of them. I've heard all of the complaints, I've seen the issues firsthand. I received hundreds of emails and I tried to get back to everyone who called and emailed but it was overwhelming so I apologize if I missed anyone. I was able to get here on Monday for a few a couple hours after digging myself out and LMS was making good progress. They assured me that everyone would be dug out by late Monday night. I came in early Tuesday morning to see if everything was done and I was appalled. If your home was done in the morning on Monday, you probably don't have many complaints. If your driveway was plowed late on Monday night and your walks and salting wasn't done until Tuesday afternoon and night...you should be angry. It is unacceptable to wait that long and LMS knows it. The simple answer which LMS admits themselves is that they just didn't have enough manpower here to finish the job on Monday night. It should have been done at least 10-12 hours earlier than it was and done well. It wasn't. I've had countless discussions with them expressing my anger on your behalf. And because they didn't get the job done right, myself and my great team in the Towne Centre got beat up...which isn't right. LMS has assured us that they will be making changes and adding more labor should we have another snow event.

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- IV. Recreation Report** (Suzie Weingartner for Kristin Puriza, Lifestyle & Facilities Director)
- Saturday, January 31st – Movie in the dance room at 1pm: Bridget Jones, Mad About The Boy
 - Sunday, February 8th – Superbowl Party catered by Tuscany - \$20 per person – on sale now with The Concierge.
 - Sunday, February 22nd – “Now and Forever” A Carole King Tribute - \$30 per person, very limited tickets available with The Concierge.
 - Wednesday, March 4th – Bus trip to Tropicana in Atlantic City - \$30 per person, \$20 slot play – on sale now.
 - Wednesday, April 22nd – Ragtime in NYC – Tickets are \$140 per person and go on sale Monday, February 2nd. There are limits on purchasing tickets so please see the flyer beforehand.
- V. GWCA Business**
- Approval of the December 17, 2025 Joint Open Meeting Minutes
 - Did not meet quorum due to 3 members being for the December 17, 2025 meeting.
- VI. WHOA Business**
- Approval of the December 11, 2025 Open Workshop Meeting Minutes
 - First – Jay Respler
 - Second – Kathy DeDonno
 - All in favor
 - Motion carried
 - Approval of the December 17, 2025 Joint Open Meeting Minutes
 - First – Jay Respler
 - Second – Cathy Clarken-Gleason
 - All in favor
 - Motion carried
- VII. Committee Reports**
- Greenbriar:**
- Budget and Finance
 - Mark Surks – No report.
 - Covenants
 - No report
 - Site Review
 - Ron Parisi – There were 10 new applications and 12 inspection were undertaken.
 - Newcomers
 - No report
 - Chester Trubinski announced that the Greenbriar Board will amend its By-Laws to allow their counsel to collect unpaid maintenance fees on behalf of WHOA and Golf. He then discussed the need for such a change and read for the record the word changes to the By-Laws proposed by the Greenbriar at Whittingham Community Association counsel. A motion was then made for board approval.
 - First – Chester Trubinski
 - Second – Ron Parisi
 - All in favor.
 - Motion carried.

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WHOA:

- Budget and Finance
 - Kathy DeDonno – We met with Budget and Finance on January 8th to discuss November financials. We just received December’s financial which is on the resident portal. We will meet again on February 12th to review them.
- Covenants
 - No report
- Entertainment
 - Bob Brown – We had a show on January 18th, The Sensational Soul Cruisers, which was a phenomenal show. And the Carole King Tribute will be in February, which is supposed to be another phenomenal show. The tickets are on sale and almost sold out.
- Landscape
 - No report
- Site Review
 - Bob Brown – There was one new application and one inspection.
- Towne Centre
 - Jay Respler - Towne Centre Committee met on Thursday, January 8th. First order of business was a new chair was selected, Maria DeLucia. In the fitness center there is an issue with one of the bikes and a treadmill. They are scheduled to be fixed on January 9th. The indoor pool and locker rooms will be power washed in the summer. There is a closet in the indoor pool with a lot of things that are left over from people that aren’t here anymore. Anyone who has equipment in the closet in the indoor pool, please remove it. Anything that is left there will be discarded. Here in the Ballroom, the crystals on the chandeliers have been removed and the drapes along the side have been removed. There was a suggestion of having volunteers to suggest ideas to renovate the entire Ballroom. A suggestion was made to have a dart league outside in the summer. The other thing brought up was having signs made up that say “Greenbriar at Whittingham” to be posted in the Lobby.

VIII. Restaurant Update

- Tom Clark – As many of you are aware, the vote was completed for an advisory whether the community wanted to support a food credit for a new restaurant here in our community and the vote did pass. The Board is currently preparing a survey that we are going to be sending out to all of the residents with a number of questions similar to “what type of restaurant”, “what kind of food” etc. On Monday, we will be discussing it at our executive session, and we will move forward and update you as we send it out to the Community. There has been some people who expressed their interest of coming in. We will report back to you once we are ready to let the survey out.

IX. ZOOM

X. Adjournment 7:30PM