Whittingham Homeowners Association/Greenbriar at Whittingham Community Association
Joint Open Board Meeting Minutes
Thursday, October 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, Joe Atanasio, Vice President, Bob Brown, Secretary, Kathy DeDonno, Treasurer, Gary Filik, Trustee, Cathy Clarken-Gleason, Trustee
  - Absent: Evan Nichols, Trustee
- Greenbriar HOA Board of Trustees
  - Chester Trubinski, President, Alan Greenberg (Zoom), Vice President, Ron Parisi, Secretary, Cliff Durlacher, Treasurer
  - Absent: Regina Savarese, Director
- Management
  - Matt Lubas, General Manager, Suzie Weingartner, Property Manager, Kristin Puriza, Director of Lifestyles and Facilities

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

- The outdoor pool renovations are underway. We are waiting on a couple inspections so we can pour new concrete. The coping has been installed and about 50% of the tile is done. The skimmers are all done.
- We have the Tennis Court project going on out there. A lot of fence posts that they are drilling and core drilling to put in, but you're going to see more posts going up. They are also going to be putting the first coat of sealer on the asphalt starting tomorrow.
- The Whittingham Driveway Replacement project, we have about 7 driveways we're going to be doing some work on. Eosso Brothers is doing it. They told me the first week of November, weather permitting. When we have an exact date, we will be getting notices out to those homeowners because they are going to have to relocate their cars while we do it.
- A couple weeks ago, Suzie sent out an email about the Committee Applications. So, if you're interested in being on a Committee, we have forms at Concierge, Management and you can fill them out and bring them back down to us. See if you can get on a Committee and volunteer.

IV. Recreation Report (Kristin Puriza, Lifestyle & Facilities Director)

- We have a bus trip to Wind Creek Casino on Wednesday, November 4th.
- The Cameos will be performing in our Ballroom on Sunday, November 15th. Tickets are $30 and are available at The Concierge.
- On Monday, November 16th at 2 p.m., we have a free Emergency Preparedness Lecture in the AC/Dance Room. Please sign up with The Concierge.
- Our November 18th Billy Crystal bus trip has just one seat left, and both the November 18th and December 16th trips have waiting lists.
- We have two upcoming movies: *The Breadwinner* on November 22nd and *53 Sundays* on November 29th. Both are at 1 p.m. in the AC/Dance Room.
- Our New Year's Eve Party is December 31st at 8 p.m., entertainment by DJ Jeff and buffet catered by The Clubhouse Café. Tickets are $80 and go on sale Monday, November 2nd.

- Lastly, our first four Broadway trips for 2027 have been announced!
  - February 24th – Dirty Dancing
  - March 17th – Dolly
  - April 14th – The Sound of Music
  - May 19th – Damn Yankees
  - *The Sound of Music* goes on sale first on Tuesday, November 3rd. Tickets are $135. Please see the flyers for more details.

V. GWCA Business

- Approval of the September 17, 2026 Joint Open Meeting Minutes
  - First – Chester Trubinski
    Second – Ron Parisi
    All in favor
    Motion carried

VI. WHOA Business

- Approval of the September 14, 2026 Open Workshop Meeting Minutes
  - First – Joe Atanasio
    Second – Kathy DeDonno
    All in favor
    Motion carried
- Approval of the September 17, 2026 Joint Open Meeting Minutes
  - First – Gary Filik
    Second – Kathy DeDonno
    All in favor
    Motion carried
- Approval of a proposal from Arcaro Masonry for various concrete replacements throughout Whittingham for a cost of $28,800 to be paid from the Whittingham Capital Reserve.
  - First – Bob Brown
    Second – Joe Atanasio
    All in favor
    Motion carried
- Approval of a contract with American Pool for the 2027-2029 Indoor & Outdoor Pool Management for a 2027 cost of $227,637.00 with a 3.8% annual increase for 2028 and 2029.
  - First – Gary Filik
    Second – Kathy DeDonno
    All in favor
    Motion carried
- Approval of a contract with Planned Security for the 2027-2028 Security Guards Contract with a cost of $582,098 for 2027 and $598,929 in 2028.
  - First – Gary Filik

Second – Joe Atanasio
All in favor
Motion carried

- Approval of proposals from Biondo Roofing to Replace Six (6) lower and upper roof sections on various homes in Whittingham for a cost of $37,870.00 to be paid from the Whittingham Capital Reserve.
  - First – Cathy Clarken-Gleason
    Second – Gary Filik
    All in favor
    Motion carried
- Approval of proposals from Good Tree to remove, replace and prune various trees in Whittingham for a cost of $10,796.00 to be paid from the Operating Account.
  - First – Bob Brown
    Second – Joe Atanasio
    All in favor
    Motion carried
- Approval of a proposal from Good Tree for various plant and tree replacements throughout Whittingham for a cost of $9,900 to be paid from the Operating Account.
  - First – Tom Clark
    Second – Kathy DeDonno
    All in favor
    Motion carried

VII. Committee Reports

Greenbriar:

- Budget and Finance
  - Cliff Durlacher – The budget for 2027 is just about finalized and will be ready for presentation on the 19th at our open board meeting.
- Covenants
  - No report
- Site Review
  - Chester Trubinski – Site Review Committee met on October 6th. 22 new applications were evaluated. There were 34 inspections.
- Newcomers
  - Alan Greenberg – No newcomers report since our last meeting.

WHOA:

- Budget and Finance
  - Kathy DeDonno – We just received September's financials. We will review them with Budget and Finance ion November 12th.We will also discuss the final budget for 2027. I think we said we were going to present on November 19th.
- Covenants
  - No report
- Entertainment

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- Joe Atanasio – As Kristin mentioned, the shows are going really well. We're getting some good entertainment. We're running a surplus again, 2 years in a row and hopefully, those dollars can be used to maybe do some improvements on the sound in the Ballroom once the renovation is started.

- Landscape
  - Kathy DeDonno – We did not meet this month with landscape, but there was a work order that was out there for the last few months and LMS finally got to it. They ended up doing something different than what the work order requested. They created a second bed at the entrance of the clubhouse. They were supposed to enlarge the 2 existing beds. We are all going to talk about if we leave it the way it is or if we keep one bed with just flowers or if we pick the 2 beds.
- Site Review
  - Bob Brown – We had a meeting on the 16th. There were 6 applications that were approved and there were 4 inspections. They are working on a policy for the electric vehicles which should be completed in the next few weeks.
- Towne Centre
  - Towne Centre did meet on October 8th. We discussed a lot of issues. The Executive Board Meeting isn't until next week so these issues have not yet been discussed amongst the Board. We talked about the fact that the Ballroom renovation may be delayed because we are still dealing with getting estimates on the fire suppression system. We were discussing the possibility of having the sidewalks outside and the building professionally power washed. The other thing we talked about was that there is a TV mounted in the old Board Room which does not need to be there because nobody uses it. So, we want to find a place that it will be useful. We did order some artwork for the Billiards Room.
- Restaurant
  - Tom Clark – I think we're going to be scheduled to meet with the restaurant in the next quarter. We agreed to do quarterly meetings with them. So, the next one will be scheduled for January. If there are any concerns or complaints, he does have within the restaurant, the ability for you to give comment to him on what is right or what is wrong. Or if you feel that it's something that needs to be elevated then you can certainly talk to our Management, you can talk to any of the Board members. Please try to restrain from going onto Social Media and putting comments out there and the Board knows absolutely nothing about anything and that goes beyond this community. So, please be cognizant on that because these comments can be hurtful to the entire community.

VIII. **Open Forum** – Please visit gwmonroe.com

IX. **ZOOM** – Please visit gwmonroe.com

X. **Adjournment** - 7:16PM