

Whittingham Homeowners Association/Greenbriar at Whittingham Community Association
Joint Open Board Meeting Minutes
Thursday, November 20, 2025, at 6:00 PM
Towne Centre Ballroom and Zoom

Call to Order – 6:30PM

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, Jeff Simonsen, Trustee
- Greenbriar HOA Board of Trustees
 - Chester Trubinski, President, Alan Greenberg, Vice President, Ron Parisi, Secretary, Mark Surks, Treasurer, Cliff Durlacher, 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 front Multi-Purpose Room was repainted and we replaced some of the trim that was banged up. That was finished up last week.
- We are done for the season for the Whittingham concrete project. We did a lot of sidewalks and some stoops.
- We replaced the lower roof at 52A Rutland last week.
- The Whittingham gutter cleaning project is scheduled to start December 1st. We will get notices out to everyone on that as well.
- Irrigation was winterized. It was a pretty decent season.
- The fence project in Whittingham is in full swing right now. We have 28 homes that have been completed already. We are looking to get another 5 or 6 done at least before Thanksgiving. After Thanksgiving, we will see if we can get another week or two in before the Holidays.

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

- We have two movies coming up at 1pm in the ac/dance room. About My Father on Saturday November 22nd and Vacation on Sunday, November 30th.
- Wednesday, December 3rd we are going to Resorts in Atlantic City - \$30 per person and on sale now.
- Wednesday, December 17th we have a bus trip going to New York to see Chess.
- Thursday, December 25th we have a bus trip to Resorts in Atlantic City – on sale now with The Concierge.
- New Year's Eve is sold out with a small waiting list so if you missed out and would still like to go be sure to get on the waiting list.
- Sunday, January 18th at 3pm in The Ballroom we will have The Sensational Soul Cruisers – Tickets are \$30 each and go on sale Monday, December 1st.
- More details will follow but I wanted to let everyone know that we will be having a bus go into NYC to see Ragtime in April of 2026 and to see Les Miserables in August of 2026.

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V. GWCA Business

- Approval of the October 28, 2025 Joint Open Meeting Minutes
 - First – Chester Trubinski
 - Second – Alan Greenberg
 - All in favor
 - Motion carried

VI. WHOA Business

- Approval of the October 20, 2025 Open Workshop Meeting Minutes
 - First – Jay Respler
 - Second – Kathy DeDonno
 - All in favor
 - Motion carried
- Approval of the October 28, 2025 Joint Open Meeting Minutes
 - First – Jay Respler
 - Second – Joe Atanasio
 - All in favor
 - Motion carried
- Approval of the 2026 Indoor & Outdoor Pool Contract with Millennial Pool Management for a cost of \$228,000 with options for 2027 and 2028.
 - First – Joe Atanasio
 - Second – Cathy Clarken-Gleason
 - All in favor
 - Motion carried
- Approval of a contract with Landscape Maintenance for Fall Plantings in various locations throughout Whittingham for a cost of \$9,705.91.
 - First – Jay Respler
 - Second – Kathy DeDonno
 - All in favor
 - Motion carried
- Approval of a contract with Biondo Roofing to replace the Chimney Housing at 1A Chadwick for a cost of \$6,875.00.
 - First – Kathy DeDonno
 - Second – Joe Atanasio
 - All in favor
 - Motion carried

**VII. Committee Reports
Greenbriar:**

- Budget and Finance
 - Mark Surks – Nothing to report because we are presenting the budget later on.
- Covenants
 - No report

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- Site Review
 - Chester Trubinski – Site Review met on November 11th. 15 Applications were reviewed and approved. The Committee members undertook 18 inspections.
- Newcomers
 - Alan Greenberg – We had a session November 13th. We had about 20-24 new homeowners here in the community. Our next one will probably happen in March or so.

WHOA:

- Budget and Finance
 - This will be discussed later.
- Covenants
 - No report
- Entertainment
 - Bob Brown – We are completely booked for next year so hopefully we will have a good turnout.
- Landscape
 - Kathy DeDonno – Landscape Committee did not meet this month. That's probably the last meeting for the year. We start our meetings in the Spring. So, I have nothing to report.
- Site Review
 - Jeff Simonsen – Site Review meets tomorrow, November 21st.
- Towne Centre
 - Jay Respler – The Towne Centre Committee met on November 13th. In the Ballroom, they are removing the crystals from the chandeliers. There was also discussion about removing the drapes along the side to give it a more open look. The indoor pool needs power washing along the perimeter. At the front multi-purpose room, painting was completed. At the handicap entrance, there needs to be a paint touch up. There should be a monthly inspection of the entire building to see what maintenance is needed. There was a discussion about removing the ID cards which get you into the building. It's not necessary to have when you come into the building and most people don't use it anyway. The Committee wants an emblem installed at the entrance of the Ballroom that says GW or Greenbriar at Whittingham. There was discussion about installing a vending machine because the restaurant wasn't open.

VIII. 2026 Budget Presentation – Please visit gwmonroe.com for the video link.

IX. Open Forum – Please visit gwmonroe.com for the video link.

X. Adjournment - 7:56PM