

Whittingham Homeowners Association/Greenbriar at Whittingham Community Association
Joint Open Board Meeting Minutes
Thursday, April 30, 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, Cathy Clarken-Gleason, Trustee
 - Absent: Joe Atanasio, Trustee, 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)

- We are almost done with the Whittingham fence project. They have about 6 buildings left.
- We've already started getting the outdoor pool ready. We got all the permits. The guys drained it, they acid washed it, painted it and will be filling it back up next week. The pool deck out there is going to be power washed before we open everything up.
- We have the gutter cleaning scheduled in Whittingham for May 4th. Suzie sent an email reminder today. We do this every Spring and every Fall.
- We did the carpenter bee treatment in Whittingham last week.
- We have been sending out emails about the bulk pick up that is scheduled for May 16th. If you need help getting things out to the curb, there is a nominal charge for that, but you can call our office and we will set that up for you.
- We also have the recycling and toter exchange on May 11th. We sent out a bunch of emails about that. Broken toters are not part of the exchange. But if you have a broken one, please contact our office and we will have it swapped out for you. Toter exchange is more for getting a bigger one or trading a bigger one in for a smaller one.
- They did the turf application to all the lawns last week.
- At the Club House here and over in Whittingham, they finished the irrigation start up and tomorrow morning we will have a list of repairs that need to get done. It is not running yet, we need to get the repairs done before we turn it on.

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

- May 6th we have a bus going to Resorts in Atlantic City. \$30 per person, \$18 returned in slot play – we have a few seats remaining.
- Monday, May 11th at 2PM in The Dance Room we have a Health Lecture about Cardiovascular Health – no cost, please sign up with The Concierge.
- May 16th & May 17th from 9 a.m. – 2 p.m. we are having our parking lot yard sale in our upper parking lot. Our parking lot will be on Monroe Township's Annual Yard/Garage Sale List. No tables will be provided and there is no charge, but we do ask that you register with The Concierge.
- Our May 16th Billy Joel Tribute is almost sold out, check availability with The Concierge.

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- Our movies for the month of May are Mamma Mia on Sunday, May 17th and Eleanor The Great on Sunday, May 24th – starts at 1pm in the dance room – no sign up required.
- Memorial Day – Monday, May 25th from 12 p.m. – 4 p.m. we will have a DJ at The Outdoor Pool and a buffet catered by Tuscany in The Ballroom. Tuscany will be here grilling fresh food on site. See the flyer for complete menu – tickets are \$25.00 per person.
- Wednesday, June 17th we have our Health Fair in The Ballroom from 10 a.m. to 1 p.m.
- Thursday, August 6th we are taking a bus trip to Radio City Music Hall to see Les Mis – Tickets are \$180 per person and go on sale Monday, May 4th.

V. GWCA Business

- Approval of the March 26, 2026 Joint Open Meeting Minutes
 - First – Chester Trubinski
 - Second – Mark Surks
 - Alan Greenberg Abstained
 - Majority rules
 - Motion passed.
- Approval of a proposal from Wilkin Guttenplan for a cost of \$8,000 for the 2024 Audit and a cost of \$7,000 for the 2025 Audit.
 - First – Chester Trubinski
 - Second – Ron Parisi
 - All in favor.
 - Motion carried.
- Matt Lubas – We sent out a vote back in early March that lasted for 30 days to amend the Greenbriar Bye-Laws. Basically, the attorneys wanted us to document it and amend the Bye-Laws so Greenbriar could collect fees for WHOA and the Golf Association, which they already do, but they wanted something more formal documented so they can move forward with proceeding with collections on people who don't pay if we need to. So, we put that out as a Radburn Rejection Ballot. So, if more than 10% of the residents voted to reject that amendment, that it would pass. We got zero votes in opposition to this which is a great thing. So, it has officially passed, signed and notarized, and sent to the attorney who will be recording it in the Middlesex County Office. So, thank you all.
- Chester Trubinski – The Greenbriar Board is looking to amend the Greenbriar at Whittingham Community Association's Declaration of Covenants to recover 100% of legal fees associated with underpayment of maintenance fees. As currently worded, the covenants allow Greenbriar to only recover 20% of the legal fees. We will be looking to put out another vote that will be much more serious than the Radburn vote. It will require that 67% of the Greenbriar residents approve our decision to amend the Covenant document to allow 100% legal fee recovery.

VI. WHOA Business

- Approval of the March 16, 2026 Open Workshop Meeting Minutes
 - First – Jay Respler
 - Second – Cathy DeDonno
 - All in favor.
 - Motion carried.
- Approval of the March 26, 2026 Joint Open Meeting Minutes

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- First – Jay Respler
Second – Bob Brown
All in favor.
Motion carried.
- Approval of a Proposal from Wilkin Guttenplan for the WHOA 2024 Financial Audit for a cost of \$17,500, and a cost of \$16,000 for the 2025 Financial Audit.
 - First – Kathy DeDonno
Second – Cathy Clarken-Gleason
All in favor.
Motion carried.
- Approval of a Proposal from Wilkin Guttenplan for the CONDO 2024 Financial Audit for a cost of \$8,000 and a cost of \$7,000 for the 2025 Financial Audit.
 - First – Cathy Clarken-Gleason
Second – Kathy DeDonno
All in favor.
Motion carried.
- Approval of a Proposal from Arcaro Masonry for various concrete replacements in Whittingham for a cost of \$15,300.
 - All in favor.
Motion carried.
- Approval of the Satellite Dish/Antenna Policy as drafted by the Whittingham Site Review Committee.
 - First – Bob Brown
Second – Cathy Clarken-Gleason
All in favor.
Motion carried.

VII. Committee Reports
Greenbriar:

- Budget and Finance
 - No report
- Covenants
 - No report
- Site Review
 - Ron Parisi – The Site Review Committee had a very busy April. There were 28 applications and they completed 65 inspections.
- Newcomers
 - Newcomers met on April 9th. We had approximately 20 new members of our community come to a really great event here in the Poker Room. I always want to thank the Committee and all those who came out and worked really hard to put together a great event.

WHOA:

- Budget and Finance
 - Kathy DeDonno –
 - We are meeting with Budget and Finance on May 15th and we will discuss March financials which just came in. They are on the resident portal so everyone can view them.

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Any questions, please come to me, I will be happy to help. And certainly, Mark for Greenbriar. He'd be happy to help.

- Covenants
 - No report.
- Entertainment
 - Bob brown – The Entertainment Committee has lined up some great shows. If anyone has any suggestions, please submit and we will look into it.
- Landscape
 - Kathy DeDonno – I hope that everyone loves the tulips, the colors of the tulips. They just exploded and they look fantastic. The daffodils did not do so well. We discussed that with Landscape. Moving forward, I think we are going to shy away from daffodils. They apparently need lots and lots of water and we don't turn on the irrigation until way into the Spring time. We are lined up already for our Summer flowers. If anyone has any suggestions that they've done well with in their own gardens, we would love to hear it. We always like to hear if anyone has had success in your won gardens.
- Site Review
 - Bob Brown – The Site Review had a meeting on April 30th. There were 3 new applications that were all approved and 5 inspections that were carried out.
- Towne Centre
 - Cathy Clarken-Gleason – Towne Centre met on April 9th. The seated elliptical machine is in place. The tables in the Billiards Room have been re-covered and cushioned. Notices have been placed on the lockers in the Dance/Arts and Crafts Room to notify everybody that they have to get a lock from the Concierge. The roof vent in the back was fixed. The main thing we discussed was the update on the Ballroom. Committee members have been to two different venues to look at what they have done and are starting to meet with some decorators to start to get ideas even though this project won't start for another two years. We want to see if we could just get some sort of ideas on which way we are heading and an idea of what it may cost.

VIII. Restaurant Update

- Tom Clark – We've kind of narrowed it down to a couple of vendors. We were at one today and tasted their food. We talked a little bit more about an arrangement. So, we are hoping that soon we will be able to give a decision on who has been selected. I know everyone is anxious to get a restaurant here sooner than later, but everyone who we spoke to needs time to come in here once we even make a decision. They are not going to be rolling in here a week or two later. It's not going to happen that quickly. They have to hire staff. They have to bring in certain equipment. Then we have attorney reviews on both sides. This is not going to be a quick process. When we signed the contract with Matt Federicci in September. He didn't come in here until January. I'm hoping it's not going to be that long, but it's not going to be a quick process.

IX. Open Forum – Please visit gwmonroe.com

X. ZOOM – Please visit gwmonroe.com

XI. Adjournment - 7:42PM