

Whittingham Homeowners Association/Greenbriar at Whittingham Community Association
Joint Open Board Meeting
Thursday, May 28, 2026 at 6:30 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, Trustee, Jeff Simonsen, Trustee
- 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 Whittingham Privacy Fence project is almost complete. They are all up. We have a couple very minor punch list items that have to do and it should be a wrap at the end of this week.
- The outdoor pool is open. As everyone knows we have a new pool company this year, Millennial Pools. We've had a lot of meetings with them prior to opening so we are hoping for the best with them this year.
- The Whittingham gutter cleaning was completed.
- The bulk pick up was a big success.
- The toter exchange went very well.
- As you see on the agenda, we've been pretty busy getting a lot of proposals for a lot of projects that are needed throughout the community.

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

- This Sunday, May 31st at 3pm in The Ballroom is our sold out Carole King Tribute.
- June 3rd we have a full bus going to Wind Creek Casino.
- Our movies for the month of June are Ordinary Angels on June 13th and Jay Kelly on June 28th.
- June 17th we are going to see Schmigadoon! instead of Beaches in New York. This trip is now a wait list only.
- June 17th is also our Health Fair in The Towne Centre Ballroom from 10 a.m. – 1 p.m.
- June 18th we have a free family history seminar, sign up with The Concierge.
- June 27th we will have Jersey Sound here in our ballroom at 7:00 p.m. singing and performing the best of the 60's, 70's and 80's music. Tickets are \$30 each and are on sale now with The Concierge.
- On June 30th we will be celebrating United States of America's 250th Birthday! See the flyer for details and be sure to register with The Concierge.
- We have a few spots remaining for our AARP Safe Driving Course that is being held on Thursday, July 16th and Saturday, July 18th – see the flyer in the lobby for details.
- August 6th we have seats available on our bus to go see Les Misérables. Tickets are \$180 each and are available with The Concierge
- Save the date for our 27th Annual Arts & Crafts Fair is on September 27th. Interested vendors please stop by The Concierge for an application.
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V. WHOA Business

- Approval of the April 20, 2026 Open Workshop Meeting Minutes
 - First – Jay Respler
 - Second – Cathy Clarken-Gleason
 - All in favor
 - Motion carried
- Approval of the April 30, 2026 Joint Open Meeting Minutes
 - First – Jay Respler
 - Second – Kathy DeDonno
 - All in favor
 - Motion carried
- Approval of a Tree Installation Proposal from LMS to install ten (10) Maple Trees along Winthrop Road for a cost of \$9,116.44 including tax to be paid from the Condo Operating budget.
 - All in favor.
 - Motion carried
- Approval of a proposal from LMS to renovate the landscaping around two (2) of the Satellite Parking Areas on Winthrop Road for a cost of \$9,255.05 including tax to be paid from the Condo Operating budget.
 - First – Bob Brown
 - Second – Kathy DeDonno
 - All in favor
 - Motion carried
- Approval of a proposal from Icon Electric to purchase twenty-five (25) new Street Light Fixtures for Whittingham for a cost of \$25,504.97 including tax and shipping to be paid from the Condo Operating budget.
 - First – Bob Brown
 - Second – Jeff Simonsen
 - All in favor
 - Motion carried
- Approval of a proposal from Arcaro Masonry for various concrete replacements in Whittingham for a cost of \$9,200.00 to be paid from the Condo Capital Reserve.
 - First – Joe Atanasio
 - Second – Bob Brown
 - All in favor
 - Motion carried
- Approval of a proposal from Biondo Contracting to replace the balcony at 81G Winthrop for a cost of \$7,250.00 to be paid from the Condo Capital Reserve.
 - First – Cathy Clarken-Gleason
 - Second – Joe Atanasio
 - All in favor

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Motion carried

- Approval of a proposal from Biondo Contracting to replace the upper and lower roof over the garage at 3F Chadwick for a cost of \$9,300.00 to be paid from the Condo Capital Reserve.
 - First – Jeff Simonsen
 - Second – Kathy DeDonno
 - All in favor
 - Motion passed
- Approval of a proposal from Eosso Brothers Paving to Seal Coat all the driveways in Whittingham for a cost of \$48,708.44 to be paid from the Condo Capital Reserve.
 - First – Jeff Simonsen
 - Second – Cathy Clarken-Gleason
 - All in favor
 - Motion carried
- Approval of a proposal from Irrigation Specialties for the Whittingham Irrigation Start Up Repairs for a cost of \$16,734.79 including tax to be paid from the Condo Operating budget.
 - First – Bob Brown
 - Second – Kathy DeDonno
 - All in favor
 - Motion carried

VI. Committee Reports

WHOA:

- Budget and Finance
 - Kathy DeDonno – The April financials have just come in. Our next Budget and Finance meeting will take place on June 11th. The financials will be available on the resident portal.
- Covenants
 - No report
- Entertainment
 - Bob Brown – The Entertainment Committee has been doing a great job and the shows have been selling out. We want to keep up the good work that we have been doing and hopefully everyone else will be happy in the community.
- Landscape
 - Kathy DeDonno – The Landscape Committee met and discussed some projects around the community. There is nothing really new to report.
- Site Review
 - Bob Brown - We had 9 new applications and 5 inspections that have been completed.
- Towne Centre
 - Cathy Clarken-Gleason – The Towne Centre Committee met on May 14th. The main discussion was about the renovations to the Ballroom. The chair of the committee is going to present their recommendations to the Board next Monday at our Executive session. Just two reminders. Anyone that has any equipment in storage in the indoor pool, it needs to be tagged and in a bag by June 1st. There are still lockers available in the art room.

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VII. Restaurant Update

- Tom Clark – The Committee has zeroed in on a party who is interested in going into a contract with. We furnished our attorney with the information they needed from our end. We received the information from the interested vendor. The contracts should be coming back any day now. We are hoping all of this gets agreed upon between now and June 15th which is our next meeting and hopefully we will have an operator to introduce you to.

VIII. Open Forum – Please visit gwmonroe.com

IX. ZOOM – Please visit gwmonroe.com

X. Adjournment – 7:36PM