

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

- Last week at the WHOA open meeting, we talked about the landscape and snow bids. We got 6 bids in. The Boards reviewed those. We're going to be interviewing some of the companies this coming week.
- We just had to replace the indoor spa heater this week. It is on the agenda for approval, but I had to jump the gun and get this done.
- We have the pool renovation on our agenda for tonight. When we get to that we will give you a lot of exciting information about what is going to be done.
- We are waiting for another bid or two for the Whittingham Roof Project which we should have in a day or two so we can start talking about that project. We have all the buildings listed that we want to do.
- The Whittingham Seal Coating was approved for the driveways. Right now we have it for the 3rd week of August. That's going to get pushed back because of the weather. We'll get notices out to everyone well in advance of when they start. Eosso Brother's Paving is doing the project again. They were really good with putting notices on everyone's cars and doors. They will be doing the same thing.
- We have upcoming elections for our Boards. If anyone would like to put their resume in, it is due by August 18th at 4PM. We have Candidates Night the following night.
- We are also going to be talking about the declaration voting for Greenbriar.

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

- August 2nd – Movie at 1PM in the AC/Dance Room "Voicemails for Isabelle" and August 23rd "A Beautiful Day in the Neighborhood"
- August 5th – Bus trip to Resorts in Atlantic City
- August 6th – Bus trip to see Les Mis. There are only 2 tickets left.
- August 17th – Ways to Keep Middlesex Moving – A Transportation Lecture at 2PM in the AC/Dance Room
- August 29th – Sir Elton, an Elton John Tribute. Tickets are selling fast.
- September 2nd – Bus trip to Parx Casino

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

- September 27th – Arts and Crafts Fair. If you would like to be a vendor, please see the concierge.
- A former resident of our community, Freddy Howard, his family has donated a piano to us. It is in the library and looks very beautiful.

V. GWCA Business

- Approval of the June 25, 2026 Joint Open Meeting Minutes
 - First – Chester Trubinski
 - Second – Alan Greenberg
 - All in favor
 - Motion carried.
- Declaration Amendment Regarding Legal Fees
 - Matt Lubas – We are making some progress, but we need some help. We have 553 votes in favor. We need 800. We are 247 votes shy. If you haven't voted, please vote. We have paper ballots in the office if you are not comfortable voting online. We need to pass this. It's very important.
 - Chester Trubinski – The Greenbriar Covenants has a paragraph in there which states that if we were to engage legal services to recover fees or charges, we would only recover 20% of the money. 80% would be out of pocket, your pocket. This is the legal fees/attorney fees that would be required to collect unpaid bills.

VI. WHOA Business

- Approval of the June 15, 2026 Open Workshop Meeting Minutes
 - First – Jay Respler
 - Second – Joe Atanasio
 - Tom Clark Abstained
 - Majority rules.
 - Motion carried.
- Approval of the June 25, 2026 Joint Open Meeting Minutes
 - First – Jay Respler
 - Second – Cathy Clarken-Gleason
 - All in favor.
 - Motion carried.
- Approval of a Proposal from American Pool to renovate the outdoor pool and spa for a cost of \$238,381 to be paid from the WHOA Capital Reserve.
 - First – Bob Brown
 - Second – Joe Atanasio
 - All in favor.
 - Motion carried.
- Approval of a proposal from Ransom Hydronics to replace the indoor spa heater for a cost of \$6,280.21 to be paid from the WHOA Capital Reserve.
 - First – Jeff Simonsen
 - Second – Kathy DeDonno
 - All in favor
 - Motion carried

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

- Approval of a proposal from LDI Connect to lease three (3) new copiers for a monthly cost of \$697.22 to be paid from the WHOA Operating account.
 - First – Joe Atanasio
 - Second – Kathy DeDonno
 - Jay Respler not in favor
 - Majority rules.
 - Motion carried.

VII. Committee Reports
Greenbriar:

- Budget and Finance
 - Mark Surks – Budget and Finance is going to meet in about a week and I think we are going to start the cycle for budgeting for next year.
- Covenants
 - No report.
- Site Review
 - Ron Parisi – I want to applaud homeowner's that actually came forwarded and pointed out areas that were missed by the landscapers, we were able to identify them and correct the situation. As far as any modification on your home, please remember to go to the office and get the forms filled out and if you've got inspections and your work has been completed, please pick up your checks as well.
- Newcomers
 - Alan Greenberg – Our next session is September 3rd. As of this moment, there are 27 new households who have moved in since our last meeting.

WHOA:

- Budget and Finance
 - Kathy DeDonno – We just received our June financials. I've already reviewed them and WHOA is right on budget. Condo is a little bit over budget. We are managing it. We are looking and hoping that as we move along, the remainder of the year, we will come in on budget. We will be meeting on August 13th to discuss the June financials and start looking to the future, 2027's budget.
- Covenants
 - No report
- Entertainment
 - Joe Atanasio – So far, this year, we are six and a half out of 7. The last show on Saturday night, some people thought it was a little slow going in. It was a Beatles Tribute. But as it got into the show it got a lot better. These people were pretty good and a lot of people were standing at the end of the show. We have Sir Elton next month. Then Lauren Davidson who is a Country singer. Coming up in November we have The Cameos, an Oldies group. So far we are above budget from last year which is a good thing and that is going to enable us in 2027 to really improve the quality of the entertainment we get in here. We are looking forward to 2027!
- Landscape
 - Kathy DeDonno – We did not need to meet this month. We will be meeting next month to

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

discuss our Fall flowers.

- Site Review
 - Bob Brown – We had 4 application that were approved and 3 inspections that were completed.
- Towne Centre
 - Cathy Clarken-Gleason – We met today with DesignEast. We are moving right along with getting some estimates from her for some basic repairs, our wish list repairs and we should have all of that from her in a month at which point we will go forward with our committees and decide what we can and cannot do. So, hopefully we will be ready to do that when we do our fire suppression system. The only other thing is we are doing some minor repairs in the Billiards Room and painting. I understand that some of the cue sticks have been sent out for new tips.

VIII. Open Forum – Please visit gwmonroe.com

IX. ZOOM – Please visit gwmonroe.com

X. Adjournment – 7:30PM