Whittingham Homeowners Association/Greenbriar at Whittingham Community Association
Joint Open Board Meeting Minutes
Thursday, September 17, 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, Jeff Simonsen, Trustee
  - Absent: Joe Atanasio
- 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 outdoor pool and spa renovations are in full swing right now. The coping is off of it. The tiles are off of it. There is a piece of equipment out there. They are actually water blasting all the paint off of the plaster that is out there.
- The Tennis Courts are under construction as well. All the fence is down. They are working on getting the fence posts down as well. They are scheduled to mill and pave on September 28th, 29th, and 30th, weather permitting.
- The Whittingham seal coating project was done with the driveways.
- We have on the agenda tonight to re-do 8 driveways that have problems with roots and things like that. Don't have a date yet. I should have it hopefully tomorrow, so we'll get in touch with all those residents that are affected.
- We still have elections for both Boards underway. The election meeting is next Wednesday night. Voting is still open. We already surpassed the quorum requirement of 25%. We're at about 34-35% for both Boards.
- The last thing we are going to speak about, unofficially, the Greenbriar declaration amendment has over 800 votes right now. Unofficial. We have a lot of people to thank for that. Irv Urken was going around the pool to get people to vote. Bruce Weiner was going door to door to get some more votes. Robin Zimmerman, her and her team. I know Sue Pilcer was on it. I'm not sure who else, but you guys got a lot of votes. So, thank you. And Marilyn Kirsner.
- We went out to bid for landscaping and snow. We were in a five-year contract with LMS. The snow contract has already ended. We went out to qualified vendors, got prices, the Boards interviewed a few vendors that they were interested in. Both Boards decided that they were going to go for the Landscape with Good Mowin'. Their division for snow is called Diamond Property Maintenance. They will not be using large backhoes on peoples driveways. They will be using the small bobcat steers with the poly blades. So, hopefully they can remove stuff a little faster and less damage. They also do Concordia across the street who gave them a great recommendation. Tom talked to the Board President over there as well. It is a per inch contract which is what our other contract was, but we narrowed it down a little more. We have a range of 2-3.9 inches, 4-5.9 inches and so on. They have more software that

they use as far as where their guys are on the property. So, we will be able to do a rotation and get some of that information out to the community as it's happening.

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

- First, we have tickets available for our show this Saturday, September 19th, at 7:00 p.m. in the Ballroom. Lauren Davidson will be performing with a full band, see the flyer for details.
- Sunday, September 27th, we will be hosting our 27th Annual Arts & Crafts Fair in the Ballroom from 12:00 to 3:00 p.m. Make sure you stop by!
- Flu shots will be available in the Ballroom on Monday, September 28th, from 10:00 a.m. to 2:00 p.m., and again on Tuesday, October 27th, from 1:00 to 5:00 p.m. Please see the flyers for appointment information.
- Saturday, October 17th, at 7:00 p.m. in the Ballroom, Vinyl Madness is returning! They will feature an incredible variety of classic rock, pop, and country music. Tickets are on sale now.
- Family Fun Day is scheduled for Saturday, October 24th. A flyer will be available next week with more information.
- We have a bus trip scheduled for Saturday, November 14th to the Radio City Music Hall for their Christmas Spectacular Show. Tickets will go on sale on Friday, October 2nd, and a flyer will be available next week.
- We now have two dates for our bus trip to see Billy Crystal in *860*. Tickets will go on sale for both dates on Monday, October 5th. The dates are November 18th and December 16th. Pricing varies based on the bus and ticket cost, see the flyer for full details.

V. GWCA Business

- Approval of the August 27, 2026 Joint Open Meeting Minutes
  - First – Chester Trubinski
    Second – Cliff Durlacher
    All in favor
    Motion carried
- 2027-2029 Landscaping Contract with Good Mowin, Inc. for $478,000 in 2027 with annual increases of 3.5%.
  - First – Chester Trubinski
    Second – Alan Greenberg
    All in favor
    Motion carried
- Snow Removal Contract with Diamond Property Maintenance, a division of Good Mowin
  - First – Chester Trubinski
    Second – Ron Parisi
    All in favor
    Motion carried
- Declaration Amendment Status
  - Please refer to the Manager's Report. In addition, Matt Lubas stated that we still could use a few more votes to really kind of put us over the edge that way there is no question whatsoever. We do have an official meeting on the 28th to announce the results on that.

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VI. WHOA Business

- Approval of the August 17, 2026 Open Workshop Meeting Minutes
  - First – Cathy Clarken-Gleason
    Second – Bob Brown
    All in favor
    Motion carried
- Approval of the August 27, 2026 Joint Open Meeting Minutes
  - First – Jay Respler
    Second – Jeff Simonsen
    All in favor
    Motion carried
- 2027-2029 Landscape Maintenance Contract for Whittingham and WHOA.
  - First – Bob Brown
    Second – Cathy Clarken-Gleason
    All in favor
    Motion carried
- Kathy DeDonno – There was some confusion between the 2 groups. On the WHOA and Whittingham Condo side, the landscape maintenance cost for Condo is $214,560. On the WHOA side it is $75,360. That is the annual cost for 2027. We also heard that there is going to be a 3.5% for 2028 and 3.5% again for 2029.
- Tom Clark made a motion to amend the previous vote.
  - First – Cathy Clarken-Gleason
    Second – Kathy DeDonno
    All in favor
    Motion carried
- 2027-2029 Snow Removal Contract with Diamond Property Maintenance, a division of Good Mowin.
  - First – Tom Clark
    Second – Bob Brown
    All in favor
    Motion carried
- Proposal from Eosso Brothers Paving to Replace Eight (8) Driveways in Whittingham for a cost of $18,376.00 to be paid from the Whittingham Capital Reserve.
  - First – Jay Respler
    Second – Kathy DeDonno
    All in favor
    Motion carried

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VII. Committee Reports

Greenbriar:

- Budget and Finance
  - Mark Surks – The Budget and Finance Committee met this morning and Kathy DeDonno has prepared the first draft of the 2027 budget. There is a little more work to be done, but it is the first peak at what it will cost us to operate the Greenbriar portion of the community next year. There will likely be an increase. We don't think it will be a particularly dramatic increase. It's a little too soon to tell. Kathy hasn't had an opportunity to dig in and look at some of the bigger items. We will be finishing up that budget process very soon. One thought about the snow removal contract is referred to as the 2027-2029, but the 2027 snow season actually begins in 2026, but we refer to it as 2027. This contract kicks in November 15, 2026. The Budget Committee will continue to meet, we will continue to sharpen up the budget and by the end of the year, we should know everything we need to know about it.
- Covenants
  - No report
- Site Review
  - Ron Parisi – Site Review had 28 applications and 21 inspections this past month.
- Newcomers
  - Alan Greenberg – Newcomers actually held a meeting. We do it typically once a quarter, give or take a little bit. We held a meeting on September 3rd for approximately 20 new homeowners.

WHOA:

- Budget and Finance
  - Kathy DeDonno – As Mark indicated, we met today with the Budget and Finance Committees. We discussed July financials. The July financials are available on the resident portal. We had our very first look at the preliminary 2027 budget. We still have a lot of work to do. I will be working with Matt to go through each and every one of those numbers thoroughly and come up with the best budget for 2027.
- Covenants
  - No report
- Entertainment
  - No report.
- Landscape
  - Kathy DeDonno – There is nothing to report this month. We will be meeting next month to discuss Spring flowers.
- Site Review
  - Bob Brown – Site Review will be meeting tomorrow so there is nothing to report at this time.
- Towne Centre
  - Cathy Clarken-Gleason – Towne Center did meet. We went over the proposal that we received from the one designer. It is now going to go to the Board for the Board to discuss to see if we can do everything on the wish list, part of it or if we need to get other proposals. The only other thing is that we went down to the

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Billiards Room which has been painted and cleaned up. All the old plaques from God knows when, have been taken down. If anyone wants one, they can come down and get it and we will be replacing it with some new modern artwork.

- Restaurant
  - Tom Clark – We do have a restaurant Committee. They met this past week with the current operator. It was discussed about things that are being done correctly, things we are happy with and things they need improvement. He was very receptive of the Committees recommendations. He was very pro at staying here and trying to make this grow and do great things like the Sushi day earlier this week. I heard it was a big success. It was a very constructive and positive meeting. We are hoping for good things in the future.

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

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

X. **Adjournment** - 7:05PM