

Whittingham Homeowners Association/Greenbriar at Whittingham Community Association
Joint Open Board Meeting Minutes
Thursday, February 26, 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, Joe Atanasio, Trustee, Cathy Clarken-Gleason, Trustee, Jeff Simonsen, Trustee
 - Absent: Kathy DeDonno, Treasurer
- Greenbriar HOA Board of Trustees
 - Chester Trubinski, President, Alan Greenberg, Vice President, Ron Parisi, Secretary, Cliff Durlacher, Director
 - Absent: Mark Surks
- 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)

- Whittingham Privacy Fences – Taylor Fence was scheduled to start back on Monday, then we got the blizzard, so they will be back as soon as the snow melts
- We had some repair work and painting done in the ballroom by Veytas Painting last week. They painted the chair rail and everything below it around the ballroom.
- Security Update – I've been reporting that Planned Security has been making many changes over the last few months, doing a better job of training the guards we have and bringing in some new guards. It has been going very well in my opinion and the complaints are few and far between which is great. Planned management team will be meeting with us and the Board next week to review how everything is going.
- Before I talk about my favorite topic SNOW, has anyone seen the forecast for next week? It's supposed to be in the 50's by next Friday followed by a few days in the 60's starting on Sunday March 8th. We all need it.
- So let's get into the snow. The Board and Management team met with LMS after the storm late in January like we said we would. They made some improvements and brought in additional manpower for the storm we just had which I feel made a big difference. The official report for Monroe was 22 inches. We haven't had that much snow in a very long time. Was the clearing perfect? NO and I wouldn't expect it to be with the amount of snow we had. The goal as I said in my emails is that the goal is to get everyone access out as soon as possible. Is everyone going to be happy when it snows? NO Someone is going to get cleared first and someone is going to get cleared last. But I feel that this storm was far better than the last. It took LMS a little over 30 hours from the time the snow ended to get every driveway done to where people could get out. That's pretty good timing considering the stories we have heard from other communities close by. Are they going to miss some sidewalks YES Are they going to cause damage to the lawns and everything else? YES But all in all this storm went pretty well considering the amount of snow.

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

- We have a movie in the dance room on Saturday, February 28th at 1:00 p.m. The name of the movie is The Thursday Murder Club.
- Wednesday, March 4th we have a bus trip to Tropicana in Atlantic City, \$30 per person – a few seats remaining.
- Monday, March 16th we have a health lecture on Aging & Foot Health at 2:00 p.m. in the dance room. There is no charge for this but please register with The Concierge
- Foreign Journey will be here in our ballroom on Saturday, March 21st at 7:00 p.m., tickets are \$30 each and on sale now with The Concierge.
- Saint Peter's is offering a FREE lifestyle change program via zoom that is recognized to prevent or delay Type 2 Diabetes. Classes start on March 31st – space is limited, registration required - see flyer in the lobby for details.
- Both buses for our April 22nd trip to see Ragtime are sold out, wait list only.
- Our Carole King Tribute Show has been rescheduled to Sunday, May 31st. If you bought tickets for the February 22nd date and cannot make the May 31st please return your tickets to The Concierge by March 22nd and a refund will be processed. After March 22nd, refunds will only be provided if we sell out and resell your tickets.

V. GWCA Business

- Approval of the January 29, 2026 Joint Open Meeting Minutes
 - First – Chester Trubinski
 - Second – Ron Parisi
 - All in favor
 - Motion carried

VI. WHOA Business

- Approval of the January 20, 2026 Open Workshop Meeting Minutes
 - First – Jay Respler
 - Second – Bob Brown
 - All in favor
 - Motion carried

- Approval of the January 29, 2026 Joint Open Meeting Minutes
 - First – Jay Respler
 - Second – Joe Atanasio
 - All in favor
 - Motion carried

VII. Committee Reports

Greenbriar:

- Budget and Finance
 - No report
- Covenants
 - No report
- Site Review

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- Ron Parisi – The Greenbriar Site Review Committee did not meet last month. The Chair of the Committee was able to approve the few applications that were received. No inspections have been undertaken due to the amount of snow and ice. The next meeting is Tuesday, March 3rd.
- Newcomers
 - Alan Greenberg – No report

WHOA:

- Budget and Finance
 - No report
- Covenants
 - No report
- Entertainment
 - Bob Brown – The Carol King Tribute was canceled due to the storm, but it is rescheduled for May 31st.
- Landscape
 - Landscape did not meet all winter. Their next meeting is March 24th.
- Site Review
 - Site review met and had one new application. They discussed four topics that they want to bring up for a resolution. So, they are working on that.
- Towne Centre
 - Cathy Clark-Gleason – The main topics that were discussed were what Committees responsibilities would be when we do the renovations in the Ballroom. That will not be done for another 2 years, but we are working on ideas for that. The other thing that was discussed was cleaning out the closet in the Indoor Pool which Kristin has already started to do. In the Spring, we will be emailing to everyone that they need to label their equipment or take it out. We will be getting a new elliptical machine in the Fitness Center.
- Phonebook
 - Jay Respler – I was in contact with the Publisher this week. He is going to send a proof for review. If we approve it, we should be able to start printing and getting it out to everyone.

VIII. Restaurant Update

- Tom Clark – Everyone received via email the results of the survey we sent out. There is some stuff that will help the Committee when they begin interviewing potential operators. We have 4 confirmed interviews with operators. There is a potential 5th one. I appreciate everyone who responded to the survey. Kathy did a great job on this and worked very hard.

IX. Open Forum – Please visit gwmonroe.com

X. ZOOM

XI. Adjournment – 7:03PM