

**Whittingham Homeowners Association/Greenbriar at Whittingham Community Association**  
**Joint Open Board Meeting**  
**Thursday, June 26, 2025, 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, Kathy DeDonno, Treasurer, Cathy Clarken-Gleason, Trustee, Jeff Simonsen, Trustee
  - Absent: Bob Brown, Secretary, Joe Atanasio, Trustee
- Greenbriar HOA Board of Trustees
  - Mark Surks, President, Alan Greenberg, Vice President (on Zoom), Chester Trubinski, Secretary, Jack Sandler, Treasurer
- Management
  - Matt Lubas, General Manager, Suzie Weingartner, Property Manager, Kristin Puriza, Director of Lifestyle and Facilities

**III. General Manager's Report (Matt Lubas, General Manager)**

- We had some drainage work we had to do at 50A Rutland Lane that is all completed.
- Courts 4 and 5 are being redone. They were all milled already and did most of the paving today. They will be returning to finish up some of the edges.
- We set out notifications today to Whittingham. We will be doing all the driveways and parking areas. Eosso will be passing notices out as well as us emailing notices. Eosso will be giving notices everyday with updates.
- We are hoping to start the Whittingham Privacy Fences soon. Pardini is going out one by one and taking photos of any obstructions.
- All the new fitness equipment is in the fitness room. We had a ribbon cutting ceremony last week.
- We started the club house parking lot. We did some crack filling, but with the weather they will have to come back. They will be coming back next week to finish seal coating and striping.
- The safety bollards were installed by the Nurse's station.

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

- This Saturday we have Jersey Transit Authority, A Chicago Tribute at 7:00 p.m. in The Ballroom – limited tickets are available.
- We have a full bus going to Wind Creek Casino on July 2<sup>nd</sup>.
- July 4<sup>th</sup> we will have a buffet catered by The Greenery, tickets are \$20 each – on sale with The Concierge – see flyer for details. Teri Faro will be providing music at The Outdoor Pool from 12pm – 4pm.
- On Saturday, July 5<sup>th</sup> we have a special movie at 1pm in our Ballroom called Here Today starring Billy Crystal, Tiffany Haddish and our very own resident, Len Feiner.
- July 16<sup>th</sup> we have a bus trip to The NYC Theatre District, tickets are \$30 and on sale with The Concierge.
- Saturday, July 26<sup>th</sup> at 7pm in The Ballroom we have Ready or Yacht. Each ticket you purchase for our Yacht Rock Show you will automatically be entered to win two tickets to our Neil Diamond Tribute Show in October!
- August 6<sup>th</sup> we have a bus going to Resorts in Atlantic City - \$30.00 each, \$10 returned in slot play and on sale now with The Concierge.
- August 16<sup>th</sup> at 7pm in our Ballroom we have an Eagles Tribute. Tickets go on sale Thursday, July 3<sup>rd</sup>.

**Whittingham Homeowners Association/Greenbriar at Whittingham Community  
Association  
Joint Open Board Meeting  
Thursday, June 26, 2025, at 6:30 PM  
Towne Centre Ballroom and Zoom**

- Pick up an application at The Concierge Desk to reserve your spot at our 26<sup>th</sup> Annual Arts & Crafts Fair on Sunday, September 28<sup>th</sup> from 12pm-3pm.
- Lastly, The GW Olympics are scheduled for August 3<sup>rd</sup> – August 9<sup>th</sup>. The wrong dates are in The July GW Pulse because organizing took a little longer than I planned. The flyers will be available on Monday with details.

**V. GWCA Business**

- Approval of the May 29, 2025 Joint Open Meeting Minutes
  - First – Mark Surks
  - Second – Chester Trubinski
  - All in favor
  - Motion carried
- Consolidation Update
  - Kathy DeDonno – The consolidation voting began June 5<sup>th</sup>. We are up to 602 returned votes. For those who have not voted, please make an effort to do so. If anyone has any questions, please come to us. For those who haven't voted, an email is being sent every three days until you vote.

**VI. WHOA Business**

- Approval of the May 19, 2025 Open Workshop Meeting Minutes
  - First – Kathy DeDonno
  - Second – Jay Respler
  - All in favor
  - Motion carried
- Approval of the May 29, 2025 Joint Open Meeting Minutes
  - First – Kathy DeDonno
  - Second – Jay Respler
  - All in favor
  - Motion carried
- Approval of a proposal from Johnson Baran to re-paint crosswalks and the walking lane on Whittingham Drive for a cost of \$6,245.80 to be paid from the operating account.
  - First – Jeff Simonsen
  - Second – Kathy DeDonno
  - All in favor
  - Motion carried
- Approval of a proposal from Pardini Construction to replace 7 privacy fences on the single family homes in Whittingham for a cost of \$14,000 to be paid from the Condo Reserve account.
  - All in favor
  - Motion carried

**VII. Committee Reports**

**Greenbriar:**

- Budget and Finance
  - Jack Sandler - The Budget and Finance Committee will not be meeting for another month or so. We will be expecting June's financials by the third week of July. One thing that is very important to both Boards is the process of collecting monthly assessments on a

**Whittingham Homeowners Association/Greenbriar at Whittingham Community Association**  
**Joint Open Board Meeting**  
**Thursday, June 26, 2025, at 6:30 PM**  
**Towne Centre Ballroom and Zoom**

timely basis. When payments aren't made on a timely basis it requires notification to the homeowner. We want to try to avoid spending too much time on collections. We are aware of financial hardships, but the Community also needs to have finances in good working order. Please, if you can, sign up for automatic payment.

- Covenants
  - No report.
- Site Review
  - Chester Trubinski – Site Review met on June 3<sup>rd</sup>. 27 Applications were reviewed. 2 were rejected because they required more information. 18 inspections were undertaken by the Committee members.
- Newcomers
  - Alan Greenberg (read by Matt Lubas) – There will be a Newcomer event at the end of July. All new residents since the last event will be invited.

**WHOA:**

- Budget and Finance
  - Kathy DeDonno – For those delaying payments, please be more conscious. Send them out to Florida so they arrive by the tenth business day. For Budget and Finance, we will not be meeting until August 14<sup>th</sup>. At that time, we will be discussing our mid-year or June year to date results. We just received May results yesterday. I will report at our next meeting on how our May results look. They are available on the resident portal.
- Covenants
  - No report.
- Entertainment
  - Kristin's report covered Entertainment.
- Landscape
  - Kathy DeDonno – We did not meet this month as we did not need to meet this month. I will report on the main gate, Prospect Plains and our club house area have all gotten a makeover. A lot of the old dead vegetation has been removed and replaced with newer, younger. You'll notice around the rocks, they put an outline so the rocks now look like they are neater and cleaner. I hope everyone takes notice. It was a major effort for our landscaper.
- Site Review
  - Jeff Simonsen – 6 applications for exterior work; windows and doors and planting in an exterior courtyard. 2 inspections that were previously approved applications; awning, front door and sliding patio door.
- Towne Centre
  - Jay Respler – The Towne Centre Committee met on June 12<sup>th</sup>. Results were painting at the outdoor pool was completed. Flowers were placed at the outdoor pool. Mats have been placed in the showers and bathrooms at the outdoor pool. Railing covers have been placed at the outdoor pool. The locker room flooring has been stripped and looks clean. Part of the annex floor has been repaired. Additional flooring has been ordered to complete the repairs. Electricians added outlets in the poker room to carry the coffee urns. The Ballroom carpets and chairs were cleaned on June 21<sup>st</sup>. The maintenance staff is continuing to work on the storage room. The new fitness center equipment has been installed on June 18<sup>th</sup>.

**VIII. Open Forum**

**IX. Adjournment – 7:35PM**