

Whittingham Homeowners Association/Greenbriar at Whittingham Community Association
Joint Open Board Meeting Minutes
Thursday, August 27, 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
 - Absent: Jeff Simonsen
- 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 month the Board approved major renovations to the outdoor pool and spa which includes new coping, plaster, tiles, filter tanks and a cover. We have a fully executed contract and work will begin as soon as the outdoor pool closes for the season.
- The billiard room was re-painted 2 weeks ago and it looks great if you haven't been down there.
- The floor in the Annex has a few minor areas that will be repaired later next week.
- The Whittingham Driveway Seal Coating project started on August 19th. We sent out a map of the work areas with scheduled dates and Eosso Brothers Paving will be putting out notices to residents daily so please pay attention for them. They made some good progress but the weather has been interfering with the project, especially today.
- The WHOA Board election and The Greenbriar Board Election are both underway. We need a quorum of 25% so please take the time to vote. Voting for both Boards end on September 23rd at 4PM.

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

- This Saturday, August 29th, we have Sir Elton, an Elton John Tribute, at 7:00 p.m. in the Ballroom. There are only a few tickets left, so get yours soon!
- Wednesday, September 2nd, we have our bus trip to Parx Casino.
- Monday, September 7th, join us for a DJ by the pool from 12:00 to 4:00 p.m.
- Sunday, September 13th, a Monroe Township High School student will be here for a Tech Made Easy Workshop at 11:00 a.m. in the Poker Room. Please sign up with the Concierge.
- Tickets are now on sale for our September 19th show, Mixtape Divas featuring Lauren Davidson. It's a little bit country and a little bit rock!
- We are still looking for vendors for our Arts and Crafts Fair on Sunday, September 27th, from 12:00 to 3:00 p.m. in the Ballroom. If you're interested, please see the Concierge for an

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application.

- Flu shots will be available on September 28th from 10:00 a.m. to 2:00 p.m. and October 27th from 1:00 to 5:00 p.m. Please see the flyer for information on making an appointment.
- Save the date for Family Fun Day on Saturday, October 24th, from 11:00 a.m. to 3:00 p.m.
- We have a bus trip to the 9/11 Memorial & Museum in New York City on Thursday, October 29th. The cost is \$110 per person. The last day to sign up is Thursday, September 10th, so please sign up soon if you're interested.
- And finally, we have a bus trip to New York City to see Billy Crystal on Wednesday, December 16th. Tickets go on sale Monday, October 5th. I am still working on finalizing dates for The Christmas Spectacular and Dolly.

V. GWCA Business

- Approval of the July 30, 2026 Joint Open Meeting Minutes
 - First – Chester Trubinski
 - Second – Cliff Durlacher
 - All in favor
 - Motion carried
- Declaration Amendment Status
 - Matt Lubas – As of this afternoon, we are up to 698 votes in favor. We need 800. We need 102 more. Anyone that is listening, if you haven't voted yet, we need your vote. If you're uncomfortable voting online, we have paper ballots in the office. The Board has some efforts they are putting together as well.
 - Chester Trubinski – Basically, to close the 100 vote count, the Board has commenced with calling homeowners who have not voted. Our 90 day window is September 28th. I'd like to wrap this up before having to go into overtime. Thank you.

VI. WHOA Business

- Approval of the July 20, 2026 Open Workshop Meeting Minutes
 - First – Cathy Clarken-Gleason
 - Second – Tom Clark
 - All in favor
 - Motion carried
- Approval of the July 30, 2026 Joint Open Meeting Minutes
 - First – Jay Respler
 - Second – Cathy Clarken-Gleason
 - All in favor
 - Motion carried
- Proposal from Garden State Pavement to Reconstruct two (2) tennis courts and one (1) shared court for a cost of \$257,210.00 to be paid from the WHOA Capital Reserve.
 - First – Tom Clark
 - Second – Joe Atanasio
 - Kathy DeDonno and Cathy Clarken Gleason abstained
 - Majority rules

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Motion carried

- Proposal from American Pool to replace 200 square feet of pool decking for a cost of \$8,436.00 to be paid from the WHOA Capital Reserve.
 - First – Bob Brown
 - Second – Joe Atanasio
 - All in favor
- Motion carried

VII. Committee Reports
Greenbriar:

- Budget and Finance
 - Mark Surks – At the last meeting, I reported that the Budget Committee met. We haven't met since. But now we are starting the budget process for next year. We are gathering some information, and we had to iron out some errors that are in our general location.
- Covenants
 - No report
- Site Review
 - Ron Parisi – We had 21 applications and 43 inspections. I want to remind people that when work is completed, please let us know so we can get your check back to you.
- Newcomers
 - Alan Greenberg – We have our next session at the beginning of next month, September 3rd. We'll have as many new homeowners as we can, come in just to introduce them to the community. I will give a report on it next month.

WHOA:

- Budget and Finance
 - Kathy DeDonno – We met with the Budget and Finance Committee on August 13th to discuss our June financials. We just received July. We will prepare them, get them ready for our next meeting on September 17th with the first look at the 2027 budget.
- Covenants
 - No report
- Entertainment
 - Joe Atanasio – Like Kristin said, we have Sir Elton on Saturday night. Laura Davidson next month and we are booked pretty much through 2027. Looking at the numbers right now for 2026, we should be at or more than, our surplus last year. Thank you all for your support. All this does is give us the ability to bring you better quality talent.
- Landscape
 - Kathy DeDonno – Landscape did not meet this month. We will be meeting with them in September at the end of the month to discuss our Fall plantings.
- Site Review
 - Bob Brown – At our last meeting we had 3 applications that were approved and 2 inspections that were completed.

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- Towne Centre
 - Cathy Clarken-Gleason – Towne Centre did not meet this month. I just want to let everyone know that on Saturday, September 5th, the carpet and the chairs in the Ballroom, Poker Room, Billiards Room and the front Multi-Purpose Room will be cleaned.

VIII. Open Forum – Please visit gwmonroe.com

IX. ZOOM – Please visit gwmonroe.com

X. Adjournment – 7:01PM