Whittingham Homeowners Association
Open Workshop Meeting Minutes
Monday October 18, 2026 at 6:30 PM
Towne Centre Ballroom and Zoom

I. Call to Order 6:30pm

II. Pledge of Allegiance

III. Roll Call

- Whittingham HOA Board of Trustees
  - Tom Clark, President, Joe Atanasio, Vice President, Bob Brown, Secretary, Kathy DeDonno, Treasurer (Zoom), Gary Filik, Trustee (Zoom), Cathy Clarken-Gleason, Trustee (Zoom), Evan Nichols, Trustee
- Management
  - Matt Lubas, General Manager, Suzie Weingartner, Property Manager, Kristin Puriza, Director of Lifestyles and Facilities

IV. Management Report (Matt Lubas)

- The renovations to the outdoor pool and spa are well underway. The new coping has been installed, about 50% of the tile has been replaced, the skimmers have been replaced, the lights in the pool have been replaced, we are waiting for the electrical inspection then we can finish some of the concrete work. Not sure if we will get the plaster done before the weather turns but everything else will be done this fall.
- The tennis court reconstruction project is going well. The courts were milled and repaved and look great. The crew is working on installing the fence posts this week. We hope to have this project completed by mid-November weather permitting.
- The Whittingham Driveway Replacement project is scheduled to start the first week of November, weather permitting. We have 7 driveways that we will be repairing and or replacing. Eosso Brother's Paving will be providing notices with instructions prior to the work being done at each home.
- Suzie sent an email last week about applications for the 2027 committees if you are interested in volunteering for a committee. We have applications at the concierge desk and management office. Applications are due by November 20th.
- Our community wide bulk trash pickup is scheduled for this Saturday October 24th. Collection begins at 7AM so put your items out the day before so you don't miss it. We have emailed out the items that they will take as well as the items that they will not take. If you need a copy we have them at the concierge desk and Management office.

V. Recreation Report (Kristin Puriza)

- Our final Flu Shot Clinic will be on Tuesday, October 27th from 1:00 p.m. – 5:00 p.m. in the ballroom. Please refer to the flyer for appointment information.
- On Wednesday, November 4th, we have a bus trip to Wind Creek Casino. The cost is $30 per person.
- On Saturday, November 14th, we'll be heading to New York City to see the Christmas Spectacular starring the Radio City Rockettes. Tickets are $200 per person and are on sale now.
- On Sunday, November 15th, at 3:00 p.m., The Cameos will be here in our Ballroom. Tickets are $30 per person and are available now.
- Our Billy Crystal trips to New York City on November 18th and December 16th are both sold out. We

are accepting names for the wait list.

- Our December 2nd bus trip to Atlantic City goes on sale tomorrow.
- And finally, we're getting ready to celebrate New Year's Eve here in the ballroom! Our New Year's Eve Party will go on sale Monday, November 2nd. A flyer with all the details will be available later this week.

VI. Review of the September 14, 2026 Open Workshop Meeting Minutes

VII. Announcement by Tom Clark

- Starting October 1st, we have a new insurance policy that covers WHOA's property; this building, common property and Whittingham. For the last 3 years, we've been paying an astronomical amount of insurance because of past practices with the past administration, claims being put in which knocked our insurance way, way up. We had to pay for it because we had to have insurance. For the last 3 years we've been very disciplined in how we handle the insurance. We were actually able to go back into the market this year and save a substantial amount of money. We are going to save exactly $537,000 from our bill last year to this year. The Board is going to be making a decision on how to use it during the budget process which begins next month. We also were able to add on an additional $5,000,000 of an Umbrella Policy to cover us on a lot of the other insurances if we had any issues that wouldn't pay, this policy will cover it. So, we are getting more coverage and paying a heck of a lot less. We also increased the value of the insurance from $149,000,000 to $199,000,000. So, we've increased our coverage tremendously and are protecting the community.

VIII. New Business

- Proposal from Arcaro Masonry for various concrete replacements throughout Whittingham for a cost of $28,800 to be paid from the Whittingham Capital Reserve.
    - Matt Lubas – A lot of little concrete areas throughout Whittingham. Sidewalks, trip hazards and things like that that need to get replaced. A small patio that needs to get replaced too. A lot of this was generated through work orders that homeowners put in. We did a lot in the Spring already and we are doing a little more this Fall because it needs to get done. We are looking at concrete that are almost 40 years old in some areas. We have the money in the Capital Reserve.
- Proposal from American Pool for the 2027-2029 Indoor & Outdoor Pool Management contract for a 2027 cost of $227,637.00 with a 3.8% annual increase for 2028 and 2029.
    - Tom Clark – A lot of people are probably wondering why we made this change. We had a different company in here, Millennial. To be quite honest, we weren't happy with their service. The way we wrote the contract when we awarded it, it gave us the ability to terminate the contract with or without cause. So, we exercised that option. We awarded the remainder of this year to American Pool so they can take care of the indoor facility. We are going to be paying the same amount; we are not changing the amount. Next year's contract, we are actually going to be paying about $10,000 less a year than what we had agreed with Millennial.
    - Joe Atanasio – To be frank, they sold us a bill of goods. They didn't deliver. Young kids at the front gate, there should have been senior people there. There was a rotation every other day of people at the pool. There was a playbook they were supposed to read and they didn't read it. This is why they are gone. Now these people have laid out a bunch of stuff that they are going

to do. We'll watch it and if they don't perform, we'll do it again. The outdoor pool in the Summer is the number 1 amenity in this place and it's got to be run properly. If it's not run properly by the pool management company, we'll make a change.

- Proposal from Planned Security for the 2027-2028 Security Guards Contract with a cost of $582,098 for 2027 and $598,929 in 2028.
    - Matt Lubas – We were looking to make a change last year. We brought in a company after we went out to bid and it didn't work out before we even started with them. The Board had a real good heart to heart with Planned. They realized they were falling short on a lot of things and have improved dramatically. We still get complaints, but the complaints are a lot less than they used to be. At that point we just did a one year contract with them and just as a warning too to turn it around. They have been very attentive and changed a lot of their management staff and some guards and they are probably still going to change some guards. The lines of communication are open and a lot better than before. And we get a faster response when there are issues. These are small increases compared to what we were paying last year.
- Proposals from Biondo Roofing to Replace Six (6) lower and upper roof sections on various homes in Whittingham for a cost of $37,870.00 to be paid from the Whittingham Capital Reserve.
    - Matt Lubas - We group these together under 1 approval listing 6. Most of them are the lower roofs over the kitchen. We had a lot of issues with the lower roofs on the Grande model. They never put the membranes on them and they have a very low pitch. We replaced a lot of them already. So, these are a couple lower roofs and a coupe upper roof sections. A few of these homes are actually on the list to be re-roofed. We haven't set that contract yet so what we'll do is deduct the portion of this off of those so it's not like we are paying twice.
- Proposals from Good Tree to remove, replace and prune various trees in Whittingham for a cost of $10,796.00 to be paid from the Operating Account.
    - Matt Lubas – These are a lot of homeowner requests to prune trees, take dead trees out, replacing trees all throughout Whittingham. A lot og homeowners put this in in the Spring time, but Fall is the best time to plant.
- Proposal from Good Tree for various plant and tree replacements throughout Whittingham for a cost of $9,900 to be paid from the Operating Account.
    - Matt Lubas – A lot of people requested new plants because they are dead. We had a long list to do so we are doing it this Fall. Thank you all for your patience. Good Tree gave us a better price than LMS. LMS will not be here if there is a warranty issue, Good Tree will be.

IX. Financial Update

- Financial Reports
    - Kathy DeDonno – We met with Budget and Finance of October 8th. We went through the August financials. Already looked at the preliminary budget for the second time. We're actually in a good place for 2027. The financials are available on our resident portal.

X. Old Business

None

XI. Open Forum - Please visit gwmonroe.com

XII. ZOOM – Please visit gwmonroe.com

XIII. Adjournment – 7:04PM