

**Whittingham Homeowners Association  
Open Workshop Meeting Minutes  
Monday, October 20, 2025 at 6:30 PM  
Towne Centre Ballroom and Zoom**

**I. Call to Order**

**II. Pledge of Allegiance**

**III. 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, Jeff Simonsen, Trustee
- Management
  - Matt Lubas, General Manager, Suzie Weingartner, Property Manager, Kristin Puriza, Director of Lifestyles and Facilities

**IV. Management Report (Matt Lubas)**

- 50A Rutland, we replaced the lower roof. We have one more we are going to be doing which is 52A and was approved last month.
- 1 Rutland, it is a manner building, we are going to replace all the gutters on that building. They are going to be starting on Wednesday of this week, weather permitting.
- At 1 Rutland, we did a courtyard renovation with some drainage improvements. That is all complete.
- We also have concrete replacements going on in Whittingham and should be done next week, weather permitting.
- We have the condo gutter cleaning scheduled tentatively for the middle of November, but that will probably change. We are keeping an eye on the leaves to make sure they are mostly down before cleaning the gutters.
- We replaced the furnace for the air conditioner in the restaurant. That is completed.
- We sent out notices last week about the Condo Privacy Fences. We are staring back up again. Taylor Fence is ready to go. They will be starting on Wednesday.

**V. Recreation Report (Kristin Puriza)**

- Friday, October 24<sup>th</sup> at 1pm we have a health lecture on Health Literacy, please sign up with the concierge.
- Wednesday, November 5<sup>th</sup> we are headed to Wind Creek Casino – on sale now with The Concierge.
- Join us on Sunday, November 16<sup>th</sup> for a Brunch catered by The Greenery with entertainment by Barry Jason! Tickets are \$30 each and available now with The Concierge.
- Wednesday, November 19<sup>th</sup> at 1pm in The Ballroom we have a presentation that gives the viewer a true account of the Vietnam soldier's experience – please see the flyer for details.
- Our Atlantic City bus trip for Wednesday, December 3<sup>rd</sup> goes on sale tomorrow and Thursday, December 25<sup>th</sup> goes on sale October 28<sup>th</sup>. These bus trips are \$30 per person.
- In the next week or so a flyer will be available for New Year's Eve. New Year's Eve will be catered by The Greenery and music will be by DJ Jeff. Reservations will begin on Monday, November 10<sup>th</sup>.

**VI. Review of the September 15, 2025 Open Workshop Meeting Minutes**

**VII. New Business**

- Three (3) year Janitorial Service Contract Extension with Planned Building Services for 2026-2028
  - Matt Lubas – We put this out to bid to 4 different companies. We got some extremely high

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prices, and the Board was happy with the price we got from Planned. They were the lowest by far. We are working very well with them right now and we like the staff.

- Update on Contract Negotiations
  - Tom Clark – We have two other contracts that are coming up. One is the security here in the development and the other is for the management of our pool. We had some interviews today with some companies about security. Hopefully we will make a decision on that by the end of this week. The pool sub committee is going to be meeting with possible new vendors, and a decision will hopefully follow. We are actively trying to make some improvements here.

**VIII. Financial Update (Kathy DeDonno)**

- Financial Reports
  - We met with the Budget and Finance Committee to review our August financials on October 9<sup>th</sup>. At that time, we did a second walk through and review of our possible potential 2026 budget. We are still trying to work through all the numbers. If all goes well, we would like to present the budget to the community on November 20<sup>th</sup>.

**IX. Old Business**

Update on the Restaurant

- Tom Clark – As you all know, a few weeks back, a letter came from Matt Federricci with a formal notice of termination to the term of agreement. I've had many conversations with Mr. Federricci since I received this letter to try to encourage him to stay and try to work with him to change his business model so that he could be successful so he could make a profit and we could continue to use his restaurant. Unfortunately, Matt had a philosophy on how he wanted to operate the restaurant and he was sticking to that model that he came in here with. So, we were unable to make any changes that would be satisfactory. His biggest complaint to us was that there is approximately 2,500 people here in our community and all he sees is 400 people. You can't support a restaurant with 400 people. We as a community kind of let the restaurant down because there wasn't enough support to keep him profitable to make him stay here. Matt has been great. Nothing but praise for Matt. He has to make a profit so he decided he wanted to leave. This past Saturday, he had his last dinner. In conversations with him, I allowed him to continue to stay here until January because he's already booked a lot of parties and since the Board is unable to do anything with that space at this time, it only made sense to allow him to operate that part of his business here. What is going to happen come January? I had a conversation, just minutes before walking up here. I was introduced to a family member of Mr. Federricci, who has approached me and we will have to have further conversation. But he is interested in trying to continue the restaurant and we will have some conversations about that. He is interested in having a food credit applied in order to make the restaurant sustainable. That is definitely going to require a vote by the community. Since it is an assessment fee, we are required to put the vote out to the Homeowners. We are anxious to talk to the family member of Mr. Federricci.

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

**XI. Adjournment - 7:21PM**