

**Whittingham Homeowners Association
Open Workshop Meeting Minutes
Monday May 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
 - Jay Respler, Vice President, Bob Brown, Secretary, Kathy DeDonno- Treasurer, Joe Atanasio, Trustee, Cathy Clarken-Gleason, Trustee, Jeff Simonsen, Trustee
 - Absent: Tom Clark, President
- Management
 - Matt Lubas, General Manager, Suzie Weingartner, Property Manager, Kristin Puriza, Director of Lifestyles and Facilities

IV. Management Report (Matt Lubas)

- The Whittingham Privacy Fence Project is almost completed. They are working on punch list items with some minor adjustment for some people. If you are having any issues with your fence, please email me. The guys are going to be wrapping up the end of this week or early next week.
- We have a lot of stuff going on with the outdoor pool and it's just about ready. We drained it, we cleaned it, we painted it and we filled it. All the pumps are running. Chlorine was delivered this morning. All the decks and concrete have been power washed. We replaced some deck boards up top that were minor trip hazards. They don't match perfectly with the trex deck, but it's safe now. We passed the electrical inspection last week. The health inspection is scheduled for tomorrow.
- The Whittingham Gutter Cleaning was done the week of May 4th.
- We had bulk pick up on Saturday that went very well and had no complaints.
- We also did the toter exchange which was another success.
- The Special Snow Assessment-The Board approved the resolution for a special snow cost assessment in the amount of \$250 per home at the March 26th meeting. It will be due July 1st. I will be sending out an email with details tomorrow.

V. Recreation Report (Kristin Puriza)

- This Sunday, May 31st at 3pm in The Ballroom is our sold out Carole King Tribute.
- June 3rd we have a full bus going to Wind Creek Casino.
- Our movies for the month of June are Ordinary Angels on June 13th and Jay Kelly on June 28th.
- June 17th we are going to see Schmigadoon! instead of Beaches in New York. This trip is now a wait list only.
- June 17th is also our Health Fair in The Towne Centre Ballroom from 10 a.m. – 1 p.m.
- June 18th we have a free family history seminar, sign up with The Concierge.
- June 27th we will have Jersey Sound here in our ballroom at 7:00 p.m. singing and performing the best of the 60's, 70's and 80's music. Tickets are \$30 each and are on sale now with The Concierge.
- On June 30th we will be celebrating United States of America's 250th Birthday! See the flyer for details and be sure to register with The Concierge.
- We have a few spots remaining for our AARP Safe Driving Course that is being held on Thursday, July 16th and Saturday, July 18th – see the flyer in the lobby for details.

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- August 6th we have seats available on our bus to go see Les Misérables. Tickets are \$180 each and are available with The Concierge.
- Save the date for our 27th Annual Arts & Crafts Fair is on September 27th. Interested vendors please stop by The Concierge for an application.

VI. Review of the April 20, 2026 Open Workshop Meeting Minutes

VII. New Business

- Tree Installation Proposal from LMS to install ten (10) Maple Trees along Winthrop Road for a cost of \$9,116.44 including tax.
 - Kathy DeDonno - Over the last few years, 80 trees were taking down in the Whittingham section. We are required by the Township to replace those trees. This is the beginning of the project to replace those 80 trees.
- Proposal from LMS to renovate the landscaping around two (2) of the Satellite Parking Areas on Winthrop Road for a cost of \$9,255.05 including tax.
 - Kathy DeDonno – The satellite parking areas are those small 6 or 8 unit parking spaces. These 2 are on Winthrop Road. The vegetation in these parking areas have deteriorated. It is not appealing any longer. The plantings are long overdue for a replacement. We will be trying to complete 2 parking areas a year.
- Proposal from Icon Electric to purchase twenty-five (25) new Street Light Fixtures for Whittingham for a cost of \$25,504.97 including tax and shipping.
 - Kathy DeDonno – The head units for these light poles are very expensive. They are a specialized type of unit that are only available through limited vendors and manufacturers. We don't want to replace the poles, that will be extremely costly.
- Proposal from Arcaro Masonry for various concrete replacements in Whittingham for a cost of \$9,200.00.
 - Kathy DeDonno – This is for replacement of stoops, sidewalks, and bricks that are loose.
- Proposal from Biondo Contracting to replace the balcony at 81G Winthrop for a cost of \$7,250.00.
 - Kathy DeDonno – The balcony was in poor condition and was a safety concern and needed to be redone.
- Proposal from Biondo Contracting to replace the upper and lower roof over the garage at 3F Chadwick for a cost of \$9,300.00.
 - Kathy DeDonno – That is just to replace the roof at 3F Chadwick.
- Proposal from Eosso Brothers Paving to Seal Coat all the driveways in Whittingham for a cost of \$48,708.44.
 - Kathy DeDonno – The severe weather conditions of the Winter period was such deterioration of the seal coating that was preformed in 2025. Unfortunately, we are obligated to redo the driveways to protect and prolong their life.
- Proposal from Irrigation Specialties for the Whittingham Irrigation Start Up Repairs for a cost of \$16,734.79 including tax.
 - Every year when the irrigation system is turned on there are always repairs needed. Some is from broken heads, constantly walking over it, mowing. Some could be from people hitting it.

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Unfortunately, it has to be replaced in order for the sprinklers to work properly.

VIII. Financial Update (Kathy DeDonno)

- Financial Reports
 - We met with our Budget and Finance to discuss February and March results. Except for snow removal expenses, both WHOA and Condo are both on track with the budgets. Although I caution that it is very early in the year. We are trying to get through quite a bit of work to make sure we maintain the community as best as we can.

IX. Old Business

- Restaurant Update
 - Kathy DeDonno – We are still negotiating with our restauranteurs. There are 4 we are still speaking with. We are continuing to talk to them about the process of when they can start and how quickly. And just to give you a run down, all these restauranteurs don't have people staffed waiting on the sideline. They all have to go out and hire people, look for people and try to put them on notice. So, it will not be a quick process. We're going to work as quickly as we can and as best as we can to try to get them in and do what we think is best for the community.

X. Open Forum - Please visit gwmonroe.com

XI. ZOOM – Please visit gwmonroe.com

XII. Adjournment - 7:36PM