

**Whittingham Homeowners Association
Open Workshop Meeting
Monday, May 19, 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)

- In Whittingham, the roof project is almost done. We have 2 buildings left.
- We are waiting for an update on the fitness equipment. Everything has been ordered for the new equipment in the gym which is a lease the Board already approved.
- The Board approved to do crack filling and seal coating and restriping in the Towne Centre lower parking lot. That is going to start on June 10th - June 12th.
- We are doing some work in the outdoor pool area. We are painting the wood and railing in the back that faces the golf course. They power washed everything and started painting today. We are trying to get the pool up and running. We had a set back last week with one of the pumps having a leaky seal which was repaired on Saturday.
- We are waiting on a firm date from the contractor to start the Pickleball and Tennis courts. They told us early to mid June.
- We have a contract signed for the privacy fences in the Condo section. Once they have the deposit check, they can order the material and give us a time frame.
- In Whittingham, we are going to be doing driveway sealing of everyones driveway and small parking areas and some crack filling as well. We are looking at mid June is what they told me.
- For Whittingham, we ordered a lot of new speed limit signs. We have very few over there and the ones we do are very small and hard to read. We will also be painting some speed limit markings on the asphalt and walkways and things like that to slow people down.

V. Recreation Report (Kristin Puriza)

- This Wednesday, May 21st we have a bus going to The NYC Theatre District, there are still seats available for \$30 each, on sale with The Concierge.
- Saturday, May 24th Vito Picone & The Elegants will be here in our ballroom at 7PM, tickets are still available.
- This Wednesday is the last day to purchase tickets for our Memorial Day event that will be catered by The Greenery. The cost is \$20 per person.
- Saturday, May 31st we have a movie scheduled at 1:00 p.m. The name of the movie is The Dig.

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- Wednesday, June 4th from 10 a.m. – 1 p.m. in The Ballroom is our Health Fair sponsored by Saint Peter's Hospital.
- The Parking Lot Trunk Sale is on Saturday, June 7th and spots are filling up fast. Please fill out the form located in the lobby and submit it to The Concierge as soon as possible.
- Monday, June 10th we have a bus going to Resorts in Atlantic City, tickets are \$30.00 and on sale now.
- Saturday, June 28th Jersey Transit Authority, A Chicago Tribute will be here in our ballroom at 7PM, tickets are on sale now.
- Wednesday, July 2nd we have a bus going to Wind Creek Casino in Bethlehem, PA. Tickets are \$30 each and go on sale Tuesday, May 27th.
- Our August 20th bus trip to see Just In Time is sold out with a waiting list.
- Lastly, Save the date for our 26th Annual Arts & Crafts Fair: September 28th!

VI. Review of April 21, 2025 Open Workshop Meeting Minutes

VII. New Business

- Open House Policy
 - Tom Clark – We put together an Open House Policy. This is another tool to make the selling process easy for everyone.
- Policy for Paid Classes at the Towne Center Facilities
 - We have classes that are free at no charge. That will stay as it is. There are companies coming in who are charging for profit. They are putting a drain on the resources we have here. They are expensive. We are extending our facilities, we are paying the rent, we are paying the electricity and heating bills. In the indoor pool, which is very expensive and we have to have lifeguards in place which costs us at least \$30 an hour if not more. At the end of the season, that is a lot of money that adds up. So we are going to ask these full profit companies to begin paying us a fee for the right to be able to come in and do these services for people.
- Clubhouse Fire Doors – Proposal from 5th Ave System Integration
 - Tom Clark – There was a complaint that was filed from someone in the community to the police and fire department. They had to come down and we had to close the doors because they are in violarfion of a code. We need the magnetic doors which will release for the fire supression system. It is a very expensive proposition and is going to take some time.
- Installing Concrete Parking Stops and Bollards in the Nurse's Parking Area – Johnson Baran Proposal
 - Tom Clark – A number of weeks ago, there was an accident in the section of the building by the nurse's office. A resident lost control of the car and took out the light and flag pole. These bollards will stop this from cauing a tragedy.
- Irrigation Start Up Repairs – Irrigation Specialties Proposal
 - Matt Lubas – Every year when they guys come around, they fire up the system and find problems because it is an older system and we have thousands of sprinkler heads in the community over at Whittingham and around the Club House and everything else. We asked them for a very detailed list this year with locations which they provided to us. We cannot run that system until we fix everything. If the Boaed approves it next week, we will get it in the works

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and as quick as possible before the hot weather comes.

VIII. Financial Update (Kathy DeDonno)

- Financial Reports
 - We had met on May 8th with our Budget and Finance committee. We provided a small report. March year to date update. WHOA, our net income is \$63,000 or 97% better than budget. Which means we are under budget. The future outlook though, there are a lot of items that have not yet hit our budget. There are many expenses that have not been invoiced, there are scheduled projects to be completed in the next few months. These will bring WHOA basically back to the budget so we will not be under budget.

IX. Old Business

- None

X. Open Forum

- Please visit gwmonroe.com for the video link

XI. Adjournment - 7:32PM