

**Whittingham Homeowners Association
Open Workshop Meeting Minutes
Monday, July 21, 2025 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
 - Bob Brown, Secretary, Kathy DeDonno, Treasurer, Joe Atanasio, Trustee, Cathy Clarken-Gleason, Trustee, Jeff Simonsen, Trustee
 - Absent: Tom Clark, President and Jay Respler, Vice President
- Management
 - Matt Lubas, General Manager, Suzie Weingartner, Property Manager, Kristin Puriza, Director of Lifestyles and Facilities

IV. Management Report (Matt Lubas)

- The seal coating is back underway. They are doing another coat and getting ready for striping tomorrow.
- We still have work to do on Whittingham Drive. We are doing some striping for the walking and bike path. We put speed limit markers on the road. They are not finished with that yet.
- We're finally done with the Whittingham roof project.
- We are trying out daily codes that are sent out at midnight for that day. Today was the first day we tried it. We got some feedback from security that the lines are a little less and people are getting the codes and using them.
- Pickleball Courts - There is one hold up which will be corrected this week. The divider fence posts in between 4 and 5 are going in later this week. Once those are in, they can do another seal coat and start painting next week.
- The Whittingham Fence Project – We met with Pardini Construction this morning. They went through and did a final inspection. We thank everyone who has already moved stuff out of the way from the fences to allow for construction. As of today, they are confident they have enough access to do the work and work around what is left except for a few homes that we have to reach out to individually. The schedule is going to be pushed back about a week from what was originally sent out to everyone. Tomorrow we are going to send out a new schedule.

V. Recreation Report (Kristin Puriza)

- This Saturday we have Ready or Yacht coming to our ballroom at 7PM. Buy your tickets with The Concierge. *For those that have already purchased tickets please make sure you bring your ticket with you, we will be collecting them at the door.
- Wednesday, July 30th St. Peter's University Hospital is offering a CPR Course in the front multi-purpose room for \$15 per person which covers the cost of supplies & a participant book. You can register in the nurse's office.
- Saturday, August 2nd we have a movie scheduled at 1pm in the AC/Dance Room – The name of the movie is Nonna's.
- August 3rd will kick off our 2025 GW Olympics with a welcome breakfast at 10:00 a.m. in The Ballroom. The events will be held throughout that week; we will end on Saturday August 9th with an awards

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luncheon at 11:30 a.m. in the ballroom. We have 100 participants so far, today is the last day to sign up! If you haven't already, see the registration flyer and sign up with The Concierge.

- Our bus trips to Resorts in Atlantic City are on August 6th which is sale now & September 3rd which goes on sale tomorrow. Tickets are \$30 each.
- Saturday, August 16th we will have Winslow, An Eagles Tribute here in our ballroom at 7 p.m. Tickets are \$30 each and on sale now.
- Sign up today for our September 17th bus trip to The Theatre District in NY. The bus departs the community at 8:30 a.m. and departs NYC at 5:30 p.m. Tickets are \$30 and available with The Concierge.
- Our Arts & Crafts Fair is on Sunday, September 28th – pick up your application at The Concierge Desk.

VI. Review of June 16, 2025 Open Workshop Meeting Minutes

VII. New Business

- Whittingham Concrete Replacements – Arcaro Masonry Proposals for \$12,300.00
 - The first contract is for various repairs of foundation cracks, sidewalks, aprons porch stoops at the follow addresses: 3A and 11 Chadwick, 7C, 11B, 18A and 56 Rutland and 21 and 61G Winthrop. The second contract is for the repair and replacement of the walk at 90I Winthrop Road Courtyard. This will be paid out on Condo Capital Reserves.

VIII. Financial Update (Kathy DeDonno)

- Financial Reports
 - We have received the May results. Condo is right on target. WHOA is a little over budget. But for the most part, we are in a pretty good position. All the financial reports are posted on the resident portal. When we receive June results, we will meet with our Budget and Finance Committee to discuss projections for the remainder of the year and start to work on some 2026 budgets. That will take place on August 14th.

IX. Old Business

- Aquacise Class Policy
 - The Board had received a number of emails offering commentary and personal views from members of the Community who participate in the Clark Fitness Aquasize program. We wanted to take further comments on this matter. We did get this distribution. We have not had a chance to review it, but we will allow commentary from the Community

X. Open Forum - Please see video link on gwmonroe.com

XI. Adjournment - 7:57PM