

**Whittingham Homeowners Association
Open Workshop Meeting
Monday, August 18, 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
 - Tom Clark, President, Jay Respler, Vice President, Bob Brown, Secretary, Kathy DeDonno, Treasurer, Joe Atanasio, Trustee, Cathy Clarken-Gleason, Trustee, Jeff Simonsen, Trustee
- Management
 - Tom Taylor, Regional Director, Suzie Weingartner, Property Manager, Kristin Puriza, Director of Lifestyles and Facilities

IV. Management Report (Suzie Weingartner)

- Pickleball courts 4 and 5 are completed. Please join us for the ribbon cutting ceremony tomorrow at 10AM.
- The Whittingham driveway seal coating project is completed.
- The flooring in the annex part of the building will be repaired in the next two weeks. The materials have just arrived.
- The line striping and markings on Whittingham Drive and New Castle are scheduled to be completed this week.
- We are working on getting some pricing to do some work on the pavilion by the new Pickleball courts. Some dead trees and shrubs are scheduled to be removed and we are working on costs to power wash and re-paint it.
- We sent out the notice for the annual meeting and call for candidates for the Board of Trustees on August 4th. If you would like to run for the Board, please contact Management for a nomination form. The deadline to submit nominations is Thursday, September 4th, at 4PM.

V. Recreation Report (Kristin Puriza)

- Wednesday, August 20th we have a full bus going to see Just In Time at The Circle in The Square Theatre in New York.
- Sunday, August 31st we have a movie called The Heart Knows at 1:00 p.m. in The Arts & Crafts/Dance Room.
- September 3rd, we have a bus trip to Atlantic City Resorts – on sale now. \$30.00 per person - \$18.00 slot play.
- St. Peter's is offering another CPR Course on Friday, September 5th. The cost is \$15.00 per person – flyers are available in the lobby.
- Wednesday, September 17th we have a bus going into The Theatre District of NYC. \$30.00 per person and on sale now with The Concierge.
- Saturday, September 27th we have The Wooden Ships Band, A Tribute to Crosby, Stills & Nash here in our ballroom at 7pm – Tickets are on sale now.

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- Sunday, September 28th we have our 26th annual arts & crafts fair – if you wish to participate, please pick up an application at The Concierge desk.
- Wednesday, October 8th we are heading to Parx Casino. This trip is \$30 per person and goes on sale Tuesday, August 26th.
- Lastly, sign up for your Flu Shots. St. Peter's will be doing Flu Shots in our ballroom on Monday, September 29th from 10am-2pm and Wednesday, October 8th from 2pm – 6pm. There are flyers available with information on how to make an appointment.

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

VII. Review of the July 21, 2025 Open Workshop Meeting Minutes

VIII. New Business

- Whittingham Concrete Replacements – Arcaro Masonry Proposals for \$12,300.00
 - Tom Clark – This is work that is ongoing over in the Whittingham side where we replace from time to time concrete work; walkways, the stoop in front of the homes. There are minor repairs along that line all being done through the Whittingham section.
- Ballroom Lighting System Modifications – Century Lighting Service Proposals for \$6,764.00.
 - Tom Clark – The light system we have here is really outdated. It is impossible to get the right lighting when we have an event here.
- 61C Winthrop Lower Roof Replacement – Biondo Contracting Proposal for \$6,770.00.
 - There is a problem with all the models the way these roofs were constructed. They leak because there is not enough pitch on the roof. The only way to actually correct that is to take the roof off and put a membrane down then put the shingles back on top of that.
- Phonebook
 - Tom Clark – We have a new publisher. We've been able to negotiate with them on printing of a phonebook for the Community. We're beginning that process right now. We're going to be sending out an email to everyone in the Community asking for more information if you want it to be put into the phonebook before we publish it.

IX. Financial Update (Kathy DeDonno)

- Financial Reports
 - On Thursday, August 14th, we met with our Budget and Finance Committee and we reviewed our June financials and we will be providing a presentation for the Community at the next Joint Open Board Meeting. A summary of where we are from a financial standpoint.

X. Old Business

XI. Open Forum

XII. Adjournment - 7:13PM