

**Whittingham Homeowners Association
Open Workshop Meeting Minutes
Monday August 17, 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
 - Tom Clark, President, Bob Brown, Secretary, Kathy DeDonno, Treasurer, Joe Atanasio, Trustee, Cathy Clarken-Gleason, Trustee, Jeff Simonsen, Trustee
 - Absent: Jay Respler, Vice President
- Management
 - Suzie Weingartner, Property Manager, Kristin Puriza, Director of Lifestyles and Facilities

IV. Management Report (Suzie Weingartner)

- Last month the Board approved major renovations to the outdoor pool and spa which includes new coping, plaster, tiles, filter tanks and a cover. We have a fully executed contract and work will begin as soon as the outdoor pool closes for the season.
- The billiard room was re-painted 2 weeks ago and it looks great if you haven't been down there.
- The floor in the Annex has a few minor areas that will be repaired later next week.
- We received 6 bids for the Landscaping and snow removal. In person interviews with a couple of the vendors were conducted with representatives from both Boards and Management. Both Boards will have an announcement on this at the September meeting if all goes well.
- The Whittingham Driveway Seal Coating project started on August 19th. We sent out a map of the work areas with scheduled dates and Eosso Brothers Paving will be putting out notices to residents daily so please pay attention for them. They made some good progress but the weather has been interfering the project, especially today.
- The WHOA Board election and The Greenbriar Board Election are both underway. We need a quorum of 25% so please take the time to vote. Voting for both Boards end on September 23rd at 4PM.

V. Recreation Report (Kristin Puriza)

- I am working on securing tickets for The Radio City Christmas Spectacular, Billy Crystal 860 and Dolly. As soon as I have tickets and a bus confirmed I will send a flyer out with information.
- We have a movie on Sunday, August 23rd at 1pm in The Dance Room called A Beautiful Day in The Neighborhood.
- Sir Elton is on Saturday, August 29th at 7pm in The Ballroom – limited tickets remain.
- September 2nd we have a bus trip going to Parx Casino.
- September 19th at 7pm in The Ballroom we have Lauren Davidson who will be doing a little bit of country and a little bit of rock – tickets go on sale Monday, August 24th.
- September 27th is our 27th Annual Arts & Crafts Fair, vendors are still being accepted – pick up a form at The Concierge desk.
- October 7th we have a bus trip to Resorts in Atlantic City, tickets are on sale August 25th.
- October 29th we have a bus trip going to The 9/11 Memorial & Museum in New York, tickets go on

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

VII. New Business

- Proposal from Garden State Pavement to Reconstruct three (3) tennis courts for a cost of \$257,210.00 to be paid from the WHOA Capital Reserve.
 - Tom Clark – This is our ongoing effort to keep everything up to a standard and good repair. All the amenities in our community are 30-40 years old. We are rebuilding them. We are getting them back to their right condition so that we keep our community attractive and it keeps the values of our homes up there. This is what people are buying into our community for, the amenities that we offer. It is an extremely important effort on the Boards part to make sure we keep this effort going.
- Proposal from American Pool to replace 200 square feet of pool decking for a cost of \$8,436.00 to be paid from the WHOA Capital Reserve.
 - Tom Clark – This is the pool project that Suzie mentioned before. We added some additional concrete work because we discovered some trip hazards out there. So, it is a change order that is being added to the contract.

VIII. Financial Update (Kathy DeDonno)

- Financial Reports
 - We met with our Budget and Finance Committee on August 13th. We reviewed the June year-to-date results. We are in a very good position right now and as we head towards the end of the year, we are now looking at preparing the budget for 2027. So, we had discussions about the timeline.

IX. Old Business

None

X. Open Forum – Please visit gwmonroe.com

XI. ZOOM – Please visit gwmonroe.com

XII. Adjournment - 7:54PM