Whittingham Homeowners Association
Open Workshop Meeting Minutes
Monday September 14, 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, 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)

- The renovations to the outdoor pool and spa are underway. The pool has been drained, they are removing the coping today and they will be blasting the paint off of the plaster later this week. Most of the materials have already been delivered on site and the equipment is scheduled to be delivered later this week.
- The sports court reconstruction project will be starting on Wednesday September 16th. These are the courts alongside the parking lot. All of the fencing and posts will be removed first, then milling and repaving of the asphalt will be done on September 28-30, weather permitting.
- The Whittingham Driveway Seal Coating project was completed 2 weeks ago, and this project went very well considering a few rain delays. We have some driveways that are in need of a replacement.
- The WHOA Board election is underway. We have surpassed the quorum requirement of 25%, which is great and as of this morning we are at 32%. Voting for both Boards ends on September 23rd at 4PM and the election meeting will be that night at 6:30PM to announce the winners.

V. Recreation Report (Kristin Puriza)

- First, we have our show this Saturday, September 19th, at 7:00 p.m. in the Ballroom. Lauren Davidson will be performing with a full band, featuring songs by Carly Simon, Stevie Nicks, Carole King, and many more. Tickets are still available.
- On Saturday, September 26th, we will be showing the movie *Black Bag* at 1:00 p.m. in the Dance Room.
- Sunday, September 27th, we will be hosting our 27th Annual Arts & Crafts Fair in the Ballroom from 12:00 to 3:00 p.m. Make sure you stop by!
- Flu shots will be available in the Ballroom on Monday, September 28th, from 10:00 a.m. to 2:00 p.m., and again on Tuesday, October 27th, from 1:00 to 5:00 p.m. Please see the flyers for appointment information.
- On Wednesday, October 7th, we have a bus trip to Resorts Casino in Atlantic City.
- Saturday, October 17th, at 7:00 p.m. in the Ballroom, Vinyl Madness is returning! They will feature an incredible variety of classic rock, pop, and country music. Tickets are on sale now.

- Family Fun Day is scheduled for Saturday, October 24th. We will have more details coming soon, so keep an eye out for the flyer.
- We now have two dates for our bus trip to see Billy Crystal in *860*. Tickets will go on sale for both dates on Monday, October 5th. The dates are November 18th and December 16th. Pricing will vary on the November 18th trip because not all seats are orchestra. Information will be listed clearly on the flyers that will be available by the end of this week.
- And finally, unfortunately, the 9/11 Memorial and Museum bus trip did not have enough participation, so the trip is cancelled. If you turned in a check for this trip, please stop by the Concierge to pick it up.

VI. Review of the August 17, 2026 Open Workshop Meeting Minutes

VII. New Business

- Proposal from Good Mowin, Inc. for the 2027-2029 Landscape Maintenance contract for Whittingham COA for a 2027 cost of $214,560.00 with a 3.5% annual increase for 2028 and 2029.
    - Tom Clark – We are replacing LMS with this new company. There were some items we were able to negotiate once we selected the vendor. That included them doing extra work for us at no cost. That includes both the Whittingham and the Greenbriar section to overseed or aerate seed. They are going to do that in thirds, throughout the life of the contract. It's a substantial dollar figure for that work.
    - Matt Lubas – We have been locked into a 5 year contract with LMS and it was time to go out to bid. We sent our specs out to 6 different companies. We had some prices that were so high. Both Boards, at the same time, reviewed all these and met with a couple of the vendors. They conducted a couple interviews. We also checked their references. The Boards decided to go with Good Mowin' and make a change. They've also included 3 free days of tree work. So, they will bring a tree crew in to take out trees, prune them, whatever we need done. They are also taking care of the Community Garden. They are rototilling in the Springtime, one time, at no charge.
    - Kathy DeDonno – I just want to add that all the contracts for Landscape Maintenance, the 2 contracts and there will be one on the Greenbriar side. Those 2 contracts come out of our Operating Budgets. The portion for Whittingham Condo will come out of the Condo Operating Budget and the one for WHOA will come out of the WHOA Operating Budget.

- Proposal from Good Mowin, Inc. for the 2027-2029 Landscape Maintenance contract for WHOA for a 2027 cost of $75,360.00 with a 3.5% annual increase for 2028 and 2029.

- Proposal from Diamond Property Maintenance, a division of Good Mowin, for the 2027-2029 Snow Removal Contract. Pricing is based on incremental inches of snowfall.
    - Kathy DeDonno – For snow removal, of course that comes out of Operating Budget, but is funded by the Snow Reserve Fund.

Whittingham Homeowners Association
Open Workshop Meeting Minutes
Monday September 14, 2026 at 6:30 PM
Towne Centre Ballroom and Zoom

- Proposal from Eosso Brothers Paving to Replace Eight (8) Driveways in Whittingham for a cost of $18,376.00 to be paid from the Whittingham Capital Reserve.
    - Tom Clark – These are driveways that have been severally damaged because of tree roots. Since the Condo Association is responsible for these driveways, we have no choice, but to replace them because they are a liability as a tripping hazard.

VIII. **Financial Update** (Kathy DeDonno)

- Financial Reports
    - July financials have come in. We are meeting with the Budget and Finance Groups on September 17th. We will be discussing July financials. The financials are on the portal for everyone to see.

IX. **Old Business**
None

X. **Open Forum** - Please visit gwmonroe.com

XI. **ZOOM** – Please visit gwmonroe.com

XII. **Adjournment** – 7:02PM