

**Whittingham Homeowners Association
Open Workshop Meeting Minutes
Monday April 20, 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 Whittingham Fence Project should be done in 2-3 weeks, weather permitting.
- We started working on the outdoor pool today. Aquatic Services was here. They drained everything down and cleaned it all up. We are looking at painting it next week if the weather gets over 65 degrees for a few days. Then we will let it dry and fill it back up.
- Whittingham Gutter cleaning is scheduled for May 4th. Suzie will send out some email reminders ahead of time.
- The carpenter bee treatment started today and will run through Wednesday.
- Bulk pick up is May 16th. We've been sending some emails about that. If you need help taking things to the curb, we do have some guys in resident services that can handle that stuff. There is a nominal charge but call resident services if you need help with that.
- We also have the trash and recycling toter exchange on May 11th. Contact Britani if you want to schedule something. Broken toters are not part of this program.
- We've completed our first round of turf application last week.
- In Whittingham and here at the Towne Center, we are working on getting irrigation started up. Charging up the system, going through it and making sure they get a list of things that need to get repaired with the locations for us so we should have that by the end of the week. That doesn't mean the system is on and operational. Once we have the list, we will get the repairs in order.

V. Recreation Report (Kristin Puriza)

- Thursday, April 23rd – St. Peter's is offering a CPR Course 10:30 a.m. or 2pm in The Front Multi-Purpose Room – Cost is \$15.00 per person – contact information is on the flyer in the lobby for registration.
- Saturday, April 25th we have The Jersey Tenors coming to our Ballroom at 7PM. Tickets are \$30 and are available with The Concierge.
- Sunday, April 26th at 1pm in The Dance Room we have a movie – Song Sung Blue, no registration needed.
- May 6th we have a bus going to Resorts in Atlantic City - \$30 each on sale now with The Concierge.
- We will be joining in on Monroe Township's Annual Yard Sale on Saturday, May 16th and Sunday, May 17th from 9:00 a.m. – 2:00 p.m. There is no cost but you MUST register with The Concierge. No tables or equipment will be provided.

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- On Saturday, May 16th at 7PM in The Ballroom we will have Danny V's 52nd Street Band here with A Billy Joel Tribute – very limited tickets remain, \$30 each with The Concierge.
- On Sunday, May 31st at 3PM in The Ballroom we will have “Now and Forever” A Carole King Tribute – also, very limited tickets remain, \$30 each with The Concierge.
- Wednesday, June 17th we have our Health Fair from 10:00 a.m. – 1:00 p.m. in The Ballroom.
- On August 6th we have a bus going into NYC to See Les Mis, tickets go on sale Monday, May 4th.
- Save the dates, flyers will be available very soon:
Monday, May 25th – Memorial Day BBQ, we will also have a DJ at The Outdoor Pool.
Tuesday, June 30th – America's 250th Birthday Celebration – flyer coming soon.

VI. Review of the March 16, 2026 Open Workshop Meeting Minutes

VII. New Business

- WHOA Audit Proposal from Wilkin Guttenplan for a cost of \$17,500 for the 2024 audit and a cost of \$16,000 for the 2025 audit.
 - Kathy DeDonno – When we got into office, we had discovered that to 2021 audit was not completed. We reached out to the auditor and had it completed. He then worked on 2022. That took approximately 9 months. He's been working on the 2023 audit and we understand that he is understaffed and that is the reason it is taking so long. We are running into over a year now. We started to look at other vendors to possibly complete the tasks and we can finally get up to date. We reached out to this company, Wilken Guttenplan. They are used by many HOA's. They are slightly more expensive than what we've been paying, but the benefit will be that e can get our audits completed in a much faster time frame.
- CONDO Audit Proposal from Wilkin Guttenplan for a cost of \$8,000 for the 2024 audit and a cost of \$7,000 for the 2025 audit.
- A Proposal from Arcaro Masonry for various concrete replacement in Whittingham for a cost of \$15,300.00.
 - Tom Clark – This is something we do regularly. We review the conditions of the sidewalks, stoop area entrance way to all the homes. From time to time of course work has to be done to keep the area safe.
- Whittingham Satellite Dish/Antenna Policy as drafted by the Whittingham Site Review Committee.
 - We are trying to get a uniform policy in place for rooftop placement of satellite dishes and antennas so that it is done in such a way that our new roofs do not get damaged

VIII. Financial Update (Kathy DeDonno)

- February results are in. They are on the resident portal for everyone to review. If you have any questions, please bring them to me. March results are due in by the 27th. We will have March first quarter so that will give us a little bit more information. We met with Budget and Finance on April 16th to discuss all the results.

IX. Old Business

Restaurant Update

- Tom Clark – We've been having discussions with interested operators. We had 6 operators who

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approached us and asked us about coming in. We had conversations with all of them and we're trying to narrow it down to get to the second phase where they are going to show their financials and so on. Out of that, 2 of them have dropped out so that leaves us with the remainder of 4. We are moving forward and having discussions with the next person in line. We're going to be interviewing them and going over financials. We're going to be going over to their establishments to taste their food and make sure it's the right stuff we are looking for, for our community.

X. Phonebook

- Jay Respler – We gave the publisher the final approval to go ahead with printing the books. We were told they would be printed within a week or so. We should have them by then.

XI. Open Forum

XII. ZOOM

XIII. Adjournment - 7:17PM