

# SRP Westerly Minutes

## DRAFT

### Homeowner (HOA) Meeting Minutes

**DATE** October 16, 2025

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**TIME** 07:00 PM

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**MEETING CALLED TO ORDER BY** Bobbi Duckers, President

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#### **IN ATTENDANCE:**

42 in person

5 on zoom

**Flag Salute was led by President Duckers**

**Moment of Silence**

#### **ROLL CALL**

In Attendance: Bobbie Duckers, President, Trustees - Betty O'Brien, Henny Warmenhoven, Diana Dillon, Jeanine Feaman, Karen Odronec, VP Joe Librizzi, Kathy Hopkins. On zoom- Bill Joseph

#### **PRESIDENTS MESSAGE**

Bobbi reminded everyone to act cordially and to please wait until the meeting is open for questions at the end. She also gave a heartfelt welcome to all attending and reminded of the 3 minute limit to questions. President Duckers also stated that the board are all volunteers and are doing the best they can. She also gave a

thank you to Michele Hamilton, MaryEllen Geanaris, and Debi Zarro for maintaining hospitality duties at each HOA meeting. Also mentioned was our HOA Holiday Party for all residents in good standing would be on December 18th. More info to follow.

President Duckers asked residents for a wish list from residents of what the community wants and needs. Also President Duckers asked for volunteers for various committees. Ex: By-Laws & Budget.

President Duckers welcomed any new homeowners in attendance.

### **APPROVAL OF MINUTES**

Board members had read and were asked if any corrections needed to be made to September minutes. A motion was taken to accept the September 2025 minutes. 1<sup>st</sup> -Karen, 2<sup>nd</sup> - Joe. All in favor unanimously - minutes approved. Kathy Hopkins stated that minutes are posted on our website, in the Signpost and DRAFTS are in the conference room, Bulletin Board across from the office, and in the lobby in the glass HOA display. Each meeting they are approving the previous month's meeting.

Kathy Hopkins also announced that there would be a Veterans luncheon on 10/18 and presented a copy of the flyer to the community. ( This will be at Holiday City South Clubhouse)Also presented were flyers for a free Thanksgiving dinner for those who wanted or needed one. Meals for dine in needed reservations. Also Pick up and delivery were available.

### **The Treasurers Report**

Betty O'Brien read the report. The treasurer's report is posted in the Signpost and on our website. A motion to accept the report, 1<sup>st</sup> - Kathy Hopkins, 2<sup>nd</sup> - Diana Dillon All in favor unanimously - Financial Report approved.

### **Architectural**

**Henny Warmenhoven stated nothing to report.**

### **Common Ground**

**Henny Warmenhoven reminded everyone once again.that, you or your lawn services are NOT to place leaves, branches, garbage or any debris in the COMMON AREA. No problem with trees due to the recent storm.**

Henny then reported that the state land behind Whitmore Drive will not be taken care of and there will now be NO REIMBURSEMENT for the trees our HOA has

paid to have removed thus far as told to us. The township is now saying it is not state land. Henny stated state land is paid for in taxes and we as a community should not have to pay again. A letter will be composed and handed out to residents affected to mail to Senator D'Amato immediately so he and his office know we are concerned.

Henny also stated all complaints filled out on form ( in the Signpost) are anonymous and can be dropped off in the office or the Trustee mailbox in the lobby.

### **The Pool**

Henny Warmenhoven gave a report for Bill. In one of the corners, dirt leaches and runs onto pool area concrete. He met with Smitty and something will be proposed to prevent this.

We are waiting for a proposal for some new tables and all umbrellas. If all works out we can put 50% down and they will be delivered in the Spring while prices will be locked in at the 2025 price.

### **The Signpost & Clubhouse**

Diana Dillon- No report on Signpost And there were no rentals..

### **Real Estate/HOPA**

Jeanine Feaman gave an update on the Real Estate Report. We have 2 rentals, 7 currently on the market, 8 homes transfer of deeds. Four properties not in good standing with 1 year dues past due. Thirteen homeowners owe dues from July 1 st increase, they will be given late fees.

**HOPA Jeanine Feaman stated new Hopa forms will be mailed to homeowners/occupants by the 1st of the year as 2026 is a new survey year.**

### **Clubs & Committees Reports**

Karen Odroniec got on to the Clubs/Committee business. She stated that Trivia Tickets hosted by Guys & Dolls were on sale this evening. Pool cues will be looked over and new tips are in the plans for the game room. She stated Westerly Wear and ornaments are on sale, see Nina & John DiLonardo. John will also be presenting on Oct. 27th @ 7pm The History of Horror Films.

Our Holiday HOA Party will be on December 18th. Doors open at 5 pm. This is FREE to all members in good standing. Tickets will be given out on Nov. 18th 10:00am-12 noon, November 20th 6-7pm, Dec. 6th 10:am-12 noon, and Dec. 9th from 10:00 am-12 noon. Note: A light snack, dessert, coffee, tea, water will be served. This will be a BYOB.

## **Arts & Crafts**

No Report.

**Entertainment Team** - Debbie Ramos spoke of the upcoming events for the Entertainment Team. Tickets for Halloween Dance Party, still available, 3 B's tickets are now open to other communities, and the New Year's Eve Gala raffle is underway. Ten dollars a ticket for a chance to win a ticket to the Gala valued at \$118.00. See the signpost & website for more information

**Guys & Dolls** - Michele Hamilton spoke of the upcoming events- Rock the Compound - a dance with live band will be held on November 22. Tickets on sale October 28 from 6-8 pm, Nov. 6th from 10:00 am -12 noon, Nov. 15th from 10:00 am till noon. Breakfast with Santa will be held on Dec. 8th. This is a fun morning for all, not just children. More info to follow. See the signpost & website for more information. Socktober bin is located in the lobby and will be collecting socks for military and shelters through the end of October.

**Men's Club** - Jim Saeger stated that Italian Night was a bust due to lack of ticket sales. He mentioned Men's Club will work alongside Guys & Dolls at cooking breakfast for Santa's Breakfast.

**Garden Committee** - Dave Donnelly handed out an informative flyer as they will be presenting BIRD FEEDING 101 on Wednesday Oct. 29th from 7-8:30 pm. Various types of bird feeders, seeds, and suets will be discussed. Please join them to learn how to safely attract chickadees, hummingbirds, and woodpeckers.

**Instructional Crafters** - Sandy Cannistraro - N/A

**SWAN** - Barbara Blake wanted to remind everyone that Swan is alive & well. This program is for driving our community residents to medical appointments only. Volunteers are needed not only as a driver, but also to manage the desk for incoming calls. SWAN volunteer drivers can take our community members anywhere in Ocean county.

**Women's Club** - Peggy Witzig updated the upcoming fun happenings at the women's club meeting. Friendsgiving will be at Lisa's for \$25.00 and a delicious meal will be had! (see Bernice). Dues are \$10.00 for the whole year. On January 21st an Elder lawyer will be giving a presentation. As of now, meetings will begin at 1:00 pm, changed from 12:30 pm.

**Wanderlust** - John DiLonardo stated Noah will be on November 15th, April cruise to Bahamas is underway with 14 cabins reserved. Talk of Renaissance Fair in near future. Karen Odronec mentioned that the upcoming trips can be found on the board in the vestibule.

## **OLD BUSINESS**

- deferred

## **NEW BUSINESS**

- Jeanine Feaman asked if anyone plays a musical instrument and would like to take part in "jam session's" during the winter, please let her know. There will be a get together on Nov. 15th at 12:00 noon. The goal is to have a "Mic Night" in December with a soft lunch to follow.
- Joe Lameiras stated he and Fred will run Cornhole again this winter. There will be a meeting on November 17th at 7 pm at the clubhouse.
- July 4th marks the 250th anniversary of America. HOA mentioned perhaps we can work with clubs to come up with a community party.

## **OPEN FORUM**

Jim Saeger mentioned a huge branch fell from his neighbor's tree and was placed in his yard. Henny said he will take care of it.

Sydell Dimeo was concerned about a hunting zone near her house( Sheepshead Drive) Henny stated this is a Wildlife Management Area and hunting is allowed. It is not up to the HOA to do anything. Concerns should be brought to town and its a town ordinance.

Bea Humphries wanted to know if anything was said at the Coalition Meeting about a gas station, eatery, car dealership, being supposedly proposed. She was concerned about the influx of traffic this would cause. The board stated there was NO talk of this at their Coalition meeting.

A motion to end the meeting - 1<sup>st</sup> Kathy Hopkins, 2<sup>nd</sup> Karen Odroniec. All in favor - Unanimous with Board members present.

Time :8:08 pm

Thank you ALL for coming out and to those on zoom.

**NEXT MEETING -November 20,2025,**