

Whispering Woods Homeowners Association of Seminole County, Inc.
BOARD OF DIRECTORS MEETING
July 19, 2023
FINAL

Board Members in Attendance: Julia Corbin, Jenn O'Brien, Scott Sheldon, Jim Heuser

Homeowners in Attendance: No homeowners in attendance.

Board Members absent: Jessica Paniagua, Kendra Dawson

Meeting was called to order at 6:40. Quorum was verified. Meeting was properly noticed.

OPEN FORUM

MINUTES

Motion was made by Julia Corbin and seconded by Jenn O'Brien to approve the June 21, 2023 Board Meeting Minutes as written or as revised. Motion carried unanimously.

FINANCIAL

Treasurer's Report: \$22,000+ in Checking and approximately \$44,000+ in the Reserve account. It was suggested that \$20,000 be kept in reserve at all times. The Community Relations Committee (CRC) will maintain a budget for community events and new homeowners baskets of \$1850.00.

ASSESSMENTS: Three homeowners are delinquent in paying the second half of the yearly assessments. A reminder letter will be sent.

.GROUNDS & MAINTENANCE

The following maintenance issues were discussed: Tree work will be postponed until the City clarifies who owns and maintains the property along Lake Jessup. Jim Heuser will contact the fountain company for more information on replacing the lights at the fountain.

ADMINISTRATIVE: Website has been updated to include some of the upcoming events. Proposed changes to the C&Rs were discussed and will be tabled until all board members are present. These changes were proposed by the old Board of Directors and appear to be non-enforceable.

NON-COMPLIANCE: A letter will be sent to 76 Winding Oaks Lane for removal of the leaves and other debris in the gutters and on the roof.

OLD BUSINESS:

The following items were reviewed: Await clarification from the City on who owns and maintains grounds along Lake Jessup and Clonts beyond our wall.

NEW BUSINESS: Ground improvement to increase the value of homes in the neighborhood was discussed as a possible investment of the Reserves Account. Possibly giving back investment rewards to the homeowners.

NEXT MEETING: August 16, 2023 at 6:30 PM. Meeting to be held at 170 Forest Trail.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:08 PM.

Respectfully submitted by:
Jim Heuser
Secretary