

Whispering Woods Homeowners Association of Seminole County, Inc.
BOARD OF DIRECTORS MEETING
October 18, 2023
FINAL

Board Members in Attendance: Julia Corbin, Jenn O'Brien, Jim Heuser, Jessica Panigua, Kendra Dawson,

Homeowners in Attendance: Julia Teren

Board Members absent: Scott Sheldon

Meeting was called to order at 6:35. Quorum was verified. Meeting was properly noticed.

OPEN FORUM: No homeowners in attendance wanted to speak.

MINUTES

Motion was made by Julia Corbin and seconded by Jessica Panigua to approve the September 20, 2023 Board Meeting Minutes as written or as revised. Motion carried unanimously.

FINANCIAL

Treasurer's Report: Appx. \$15,000.00 in checking and appx. \$44,000.00 in Reserve/Savings.

Draft budget on target with budget of 2023. Reduced maintenance will overall save money for fiscal year 2024. Will vote next month on the new budget.

COMMUNITY RELATION COMMITTEE (CRC):

Halloween Block Party on schedule for October 27, 2023. Party and Event items/assets inventory growing. Thanks to Scott Sheldon for storing many items. The need for event volunteers will be posted in the next Newsletter.

Next event after Block Party is Movie Night in the park on November 10, 2023

OLD BUSINESS:

Fountain light bulbs and gaskets were replaced. Community tree work was completed. Pond irrigation system status is unsure at this time. Will also check on other pond maintenance companies and the services they provide. Will need to check D&S landscaping contract about the remaining palm trees at \$2,000.00/year.

NEW BUSINESS:

The Boy Scout Flag Program was explained as the HOA buys and stores the flags. The Boy Scouts will raise the flags when necessary. Whether the investment, and the amount of flags necessary will be discussed at a later date.

A tentative quote for pressure washing was approved by Julia Corbin and seconded by Kendra Dawson. This would at least put us on the list to start the project. Whether or not PCPI could expand their scope of service to individual homeowners will be discussed at a later time.

ADMINISTRATIVE:

Updates to the Rules and Regulation (R&Rs) will be voted on in the next meeting. Kendra Dawson mentioned the update of sheds should be changed to square foot dimensions (100 sq. ft.) rather than a 10 X 10 as stated in the draft of the R&Rs. The new R&Rs will be available in the year end homeowner packets.

NON-COMPLIANCE:

Lot # 179-38 Late Fee delinquency remains an ongoing issue. No further action will be taken until attorney consultation and fees are discussed.

Letters were sent to 66 Winding Oaks Lane about shrubs along the back fence. 76 Winding Oaks Lane received their third and final letter. 169 Winding Oaks Lane received a letter about weeds in the yard.

ARB APPLICATIONS: None

NEXT MEETING November 15, 2023 @ 6:30pm

ADJOURNMENT

There being no further business to come before the Board, meeting was adjourned at 7:56 PM.

Respectfully submitted by:
Jim Heuser
Secretary