

Whispering Woods Homeowners Association of Seminole County, Inc.
BOARD OF DIRECTORS MEETING
September 20, 2023
FINAL

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

Homeowners in Attendance: David Semersky

Board Members absent: None

Meeting was called to order at 6:31. 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 Jenn O'Brien to approve the August 16, 2023 Board Meeting Minutes as written or as revised. Motion carried unanimously.

FINANCIAL

Treasurer's Report: 20,000+ in checking with 44,000+ in reserve.
One check from a resident for late fees inadvertently got wet: however, the homeowner agreed to re-write the check.

ASSESSMENTS:

All late fees are paid except for one - they will be issued another letter with additional late fees. Board discussed sending them to the attorney for non-payment.

GROUNDS & MAINTENANCE:

Fountain repair was approved, Jim volunteered to schedule it and oversee the process. DS Landscaping revised our regular community maintenance contract to start on October 1, 2023 as well as the community tree work. A motion to approve was made by Julia and seconded by Scott. Motion carried unanimously. Julia to sign, return and coordinate next steps. They will no longer be maintaining the area between the sidewalk and S. Lake Jessup between the entrance area and just before the corner of Clonts & S. Lake Jessup. The City of Oviedo has agreed to maintain that area commencing October 1, 2023.
DS also indicated the irrigation timer box at the pond may not be working. Scott Sheldon to look into.

PCPI to provide a quote for pressure washing community common areas as well as the cost to do all sidewalks within the community as a project with homeowners being able to sign up to have their driveways & walkways pressure washed at a discounted rate.

ADMINISTRATIVE: The next board meeting being held on October 18, 2023 will be dedicated to drafting up the 2024 budget.

NON-COMPLIANCE:

76 Winding Oaks Lane remains non-compliant. The new manager of the property has been identified and contacted regarding the issues.

66 Winding Oaks Lane to receive a courtesy notice regarding shrubs along the community fence.

100 Forest Trail to receive another letter

COMMUNITY RELATIONS COMMITTEE (CRC):

CRC indicated the Progressive Dinner Party was on course.

Map of the event and Sign Up Genius for participants was updated on the community web page.

Next event will be the Halloween Block Party on 10/27/2023

Next event will be a Movie Night in the park on 11/10/2023

NEW BUSINESS:

The board discussed drafting up a Rules & Regulations document as an addition to the Covenants, Codes & Restrictions (CC &R) for the community and the following items were discussed:

Recreational equipment: Children's swing and gym sets may have one canopied tower with a maximum height of eight (8) feet. ARB approval will be required prior to installation.

Structures: One (1) storage unit will be permitted that is no higher than eight (8) feet and no larger than one hundred (100) square feet. If situated on S. Lake Jessup Ave or Clonts St must be shielded from street view by a privacy fence or shrubbery. ARB approval will be required prior to installation.

Pets: The association does not allow the breeding, keeping or raising of any livestock, poultry, fowl or swine on any property.

Trees & bushes: Homeowners are responsible to keep all brush, dead wood, weeds and junk removed from the property. Rear privacy hedges on S. Lake Jessup Ave and Clonts St must be maintained in a uniform height no higher than eight (8) feet. No hedges, vines or plants may grow on or through the community aluminum fencing to preserve the lifespan of the fencing and continuity along the street. All privacy hedges between properties must be maintain at a uniform height no higher than eight (8) feet.

Lighting and holiday decorations: Unit owners are allowed to display holiday lights and decorations but they must be removed within one (1) month from holiday.

Late Fees and Collection Policy: Association dues are payable in full by the 1st of each February or divided into two (2) payments. The 2nd payment is due by the 1st of each July.

A \$25.00 late fee will apply if not paid by the 15th of that month it's due. A \$25.00 late fee will apply for each additional month if not paid on time to all delinquent homeowners, with or without reminder notices from the association. The association reserves the right to hand the account over to an attorney if needed. The homeowner will be responsible for the full cost of collection, including late fees, attorney fees and court expenses.

ARB APPLICATIONS: None

NEXT MEETING October 18, 2023

ADJOURNMENT

There being no further business to come before the Board, meeting was adjourned at 7:37 PM

Respectfully submitted by:
Jim Heuser
Secretary