

**Whispering Woods Homeowners Association of Seminole County, Inc.**  
**ANNUAL MEETING**  
**January 17, 2024**  
**6:30PM**  
**FINAL**

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

Board Members Absent: Jim Hauser

Homeowners present: Phil Winnie, Vicki Winnie, Julia Teren, Deborah Shea

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

**BOARD MEMBERS:**

Request for any new board or committee members. No volunteers at this time.

**MINUTES**

Request for approval of the January 18, 2023 annual meeting minutes. Request was approved.

**2023 ACCOMPLISHMENTS**

We reviewed the list of overall accomplishments of 2023.

**2023 FINANCIAL HEALTH & 2024 BUDGET**

We discussed the financial health of the community and were extremely happy to reduce HOA dues for 2024. This was in large part to reduced landscape maintenance costs now that the City of Oviedo is maintaining the space between the brick walls and Lake Jessup Drive as well as Clonts.

**OPEN FORUM**

Vickie Winnie expressed concern that our current 2024 budget should also show the 2023 final expenses so residents could see more clearly where money was saved and how funds are being applied to the 2024 budget. That suggestion was agreed upon and will be implemented in the future. Vickie also expressed concern that the board should not have reduced HOA dues this year, but those funds are better off going into the reserve fund. Her concern was duly noted. The board explained that their current stance is to reduce dues and give that money back to the homeowners, not to increase

the reserve fund. Mr. Winnie suggested that the board do a longevity study on our brick wall along Lake Jessup Dr. The board agreed to bring that to the table in the near future. Vickie also expressed disagreement with several changes that were made to the CCR. Those changes included changing the requirements of the hedge heights and storage structure heights. The board defended those decisions and explained that they are for the best of the community as a whole. Deborah let it be known that she has a pot bellied pig and that it is licensed by the City of Oviedo as a domesticated animal. This was brought up in regards to new language in the CCR that prohibits homeowners from having certain wild or livestock animals. Finally, Ms. Vickie expressed that she did not agree that HOA funds should be used toward the community relations committee. The board explained that it's a very small amount and that we are committed to increasing community involvement and awareness. The board also commented on the number of homeowners that have expressed how happy they are to be meeting their fellow neighbors and the joy it gives them to have such fun events. The board will continue to fund the committee events.

### **ADJOURNMENT**

There being no further business to come before the Board, motion was made by Julia Corbin and seconded by Jenn O'Brien to adjourn the meeting at 7:10 pm. Motion carried unanimously.

Respectfully submitted by:

Scott Sheldon  
Secretary