

Whispering Woods Homeowners Association of Seminole County, Inc.
BOARD OF DIRECTORS MEETING
April 17, 2024
FINAL

Board Members in Attendance: Julia Corbin, Jenn O'Brien, Kendra Dawson, & Deb Shea, Scott Sheldon

Homeowners in Attendance: Frank Bonetti

Board Members absent: Jessica Paniaqua

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

OPEN FORUM: The homeowner expressed concern over the trees in the community park, their diseased state, and how the potential hazard to his property since we are coming into hurricane season. The board agreed to contact the City of Oviedo Arborist to inspect and recommend what we should do.

MINUTES

Motion was made by Jenn O'Brien and seconded by Kendra Dawson to approve the March 27, 2024 Board Meeting Minutes as written. Motion carried unanimously.

FINANCIAL

Current Checking is \$18,500. and \$51,000.+ in savings & reserve

- Some outstanding late fees
- The board agreed that clarification is needed via the association attorney on how to process 18% interest on late fees.
- The board had an in-depth conversation on how to handle the outstanding late fees and that they need to establish an internal protocol per the attorney's advice.

COMMUNITY RELATION COMMITTEE (CRC):

The board discussed the successful Glow In The Dark Easter Egg Hunt. The Committee Meeting did not take place. The Community Garage Sale date changed to May 18th and 19th. Jenn is working on getting new signage and will secure the required permit. No news on upcoming events.

OLD BUSINESS:

Rules & Regulations - the current published version needs to be revised and redistributed to all homeowners. The changes include a revision to 'Structures' and 'Late Fees and Collection Policy'. A motion to approve the Rules & Regulations as amended was made by Kendra Dawson and seconded by Scott Sheldon.

Curb Number Painting Project - the board volunteers dedicated an abundance of time to researching companies, resources, and materials. While weighing all options and with input from a first responder a motion was made by Kendra Dawson to reject the project and seconded by Scott Sheldon.

NEW BUSINESS:

The board discussed the \$750.00 retainer fee for the association attorney and approved to be paid.

The board discussed a homeowner requesting that the community mailboxes get cleaned and the paper notices be removed. Julia Corbin agreed to clean the mailboxes and to include a reminder in the next newsletter for parents to have their children remove their signs once their event is over.

Two quotes for the electrical repairs were reviewed and the board agreed to go with P3 Electric for the repair of the monument lights, the power to the irrigation at the pond and to install an electrical box at the community park. In addition, they agreed to get quotes for adding lighting to the community park. Jenn agreed to contact P3 for the additional work.

The board discussed moving forward with defining what community park enhancements to pursue. Jenn O'Brien to obtain quotes for lighting. They also discussed enhancing the landscaping along the stairs and adding some additional benches or picnic tables.

ADMINISTRATIVE:

The association insurance policy was renewed and Jenn O'Brien reported a decrease in the annual premium.

NON-COMPLIANCE:

The board agreed the black silt temporary fencing behind the home at 156 Winding Oaks Ln needs to be removed. This non-compliance issue will be addressed via the correspondence rejecting their request for a wooden privacy fence.

ARB APPLICATIONS:

156 Winding Oaks Ln: fence - rejected

NEXT MEETING May 15, 2024 @ 6:30pm

ADJOURNMENT

There being no further business to come before the Board, meeting was adjourned at 8:05 PM.

Respectfully submitted by:
Julia Corbin
President