

**Whispering Woods Homeowners Association of Seminole County, Inc.**  
**BOARD OF DIRECTORS MEETING**  
**August 21, 2024**

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

Homeowners in Attendance: 146 Winding Oaks

Board Members absent: None

Meeting was called to order at 6:32pm. Quorum was verified. Meeting was properly noticed.

**OPEN FORUM:** Homeowner at 146 Winding Oaks attended the meeting after Open Forum was closed, but we heard her concerns, mainly about residents parking in the street in a manner which makes the street unsafe, may impede emergency vehicle entry:

- Southeast corner of Winding Oaks and Forest Trail (near Clonts entry)
- Northwest corner of Winding Oaks and Forest Trail (near public park)

**MINUTES**

Motion was made by Jessica Paniaqua and seconded by Kendra Dawson to approve the July 17th, 2024 Board Meeting Minutes, with agreed updates. Motion carried unanimously.

**FINANCIAL**

Current Checking is \$19,677.+ and \$49,991+ in savings & reserve

- One outstanding late fee is due

**COMMUNITY RELATION COMMITTEE (CRC):**

There will be no upcoming events until another volunteer committee is created. The current head volunteer is moving out of the area and the board agreed to do a flier campaign and email campaign to try and get new volunteers to sign up to help with events. We did have one neighbor volunteer and will follow up with them.

**OLD BUSINESS:**

½ payment made to DS Landscaping for park updates

P3 Electric to work with 206 Winding Oaks as needed, HOA is considering P3 work complete

Irrigation quote from DS Landscaping too high, may need to get additional quotes

**NEW BUSINESS:**

Scott Sheldon to meet with DS Landscape to discuss installation of 4 posts to hang lighting from (get quote, ask about combining this work with the pond irrigation to see if the cost is more reasonable with both jobs)

Jessica Paniaqua to follow up with P3 after post installation is planned

Kendra volunteered to get welcome basket for new neighbors

Julia mentioned that the wooded area between her house and the pond is not being maintained - used to be done by DS Landscaping

### **ADMINISTRATIVE:**

Late fee letter has been sent.

Board to add parking compliance note to newsletter, send compliance email to homes surrounding areas as noted by Betty. Board to contact city police to ask for additional drive-throughs.

ARB form has been updated, only one change requested to add the word 'exterior' to the title and first paragraph to indicate forms are required for all exterior modifications.

### **NON-COMPLIANCE:**

With plan for two board members to view houses and agree which to send compliance letters to, these homes are to get notifications following August agreement:

76 Winding Oaks - Weeds in beds, gutters overflowing, very sparse grass

100 Forest Trail - Weeds in beds, higher than plants and shrubs, plants encroaching on front entry

189 Winding Oaks - Weeds against house, sparse grass with weeds (needs sod)

### **ARB APPLICATIONS:**

- 160 Forest Trail - Generator & Gas tanks, Scott working with homeowners to find best solution for city and HOA compliance

**NEXT MEETING** Sept 18, 2024 @ 6:30pm

### **ADJOURNMENT**

There being no further business to come before the Board. The meeting adjourned at 7:40 PM. Motion to adjourn by Julia, seconded by Jessica.

Respectfully submitted by:  
Kendra Dawson  
Board Member