

Whispering Woods Homeowners Association of Seminole County, Inc.
BOARD OF DIRECTORS MEETING
March 27, 2024
FINAL

Board Members in Attendance: Julia Corbin, Jessica Paniaqua, Kendra Dawson, & Deb Shea

Homeowners in Attendance: None

Board Members absent: Scott Sheldon & Jenn O'Brien

Meeting was called to order at 6:39pm. Quorum was verified. Meeting was properly noticed.

OPEN FORUM: N/A

MINUTES

Motion was made by Kendra Dawson and seconded by Deb Shea to approve the February 17, 2024 Board Meeting Minutes as written or as revised. Motion carried unanimously.

FINANCIAL

Current Checking is \$23,906.41

- Missing HOA Dues from 3 homeowners; Late fee will be added to their account \$25
- February 1st, \$4.50 – March 1st
- Current Savings/Reserve is \$51,325.89

COMMUNITY RELATION COMMITTEE (CRC):

We did a brief review of upcoming events.

- Easter Egg Hunt - March 29
- Committee Meeting - April 8
- Community Garage Sale - April 20 & 21

OLD BUSINESS:

Julia completed her discussion with HOA attorney regarding newly adopted Rules & Regulations. After a few recommendations, Julia will draft up those changes and submit to the board for review and approval. Then we will distribute to all homeowners and update the website.

NEW BUSINESS:

\$750.00 retainer fee for association attorney - we received an invoice for payment. The board suggested Julia contact attorney for further clarification on the fee. Is this an annual fee? Or is the fee retained until we have used those billable hours? Would we pay the retainer fee only when we have depleted those funds?

Electrical repairs - front monument lighting & irrigation power at pond - Julia contacted Smithson Electric and JW Electrical. The board discussed including the proposed electrical outlets at the community park to hopefully save some money and entice company's to respond to our request. Jessica to research some additional electricians and electrical companies to call since Smithson was the only company to provide information.

Minor repairs allowance - Julia suggested that the board vote on whether we should have an agreed upon amount that can be spent without approval for repairs. This would help facilitate any of the repairs needed (electrical, irrigation, tree work etc.)

Curb number paint project - Julia obtained a quote from a parking lot stripping company. The board discussed sending the quote to the entire board for review and vote via email.

ADMINISTRATIVE:

None at this time.

NON-COMPLIANCE:

None at this time.

ARB APPLICATIONS:

140 Forest Trail = fencmg
99 Winding Oaks Lane - fening
The above applications were approved.

NEXT MEETING April 17, 2024 @ 6:30pm

ADJOURNMENT

There being no further business to come before the Board, meeting was adjourned at 7:29 PM.

Respectfully submitted by:
Julia Corbin
President