

Whispering Woods Homeowners Association of Seminole County, Inc.
BOARD OF DIRECTORS MEETING
October 16, 2024
FINAL

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

Board Members absent: none

Meeting was called to order at 6:36pm. Quorum was verified. Meeting was properly noticed.

OPEN FORUM: n/a

MINUTES

Motion was made by Deb Shea and seconded by Jessica Paniaqua to approve the September 18, 2024 Board Meeting Minutes. Motion carried unanimously.

FINANCIAL

Current Checking is \$16,319. and \$44,638. in savings & reserve

- The board discussed a better way to review the monthly financials. Jenn will provide a monthly comparison to help the board better understand the trends.
- Kendra to contact Fairways Credit Union to investigate higher interest rates
- Jenn to prepare the final 2025 budget for vote at the November meeting

COMMUNITY RELATION COMMITTEE (CRC):

N/A

OLD BUSINESS:

- The monument lights to the right remain inoperative. Scott agreed to contact P3 regarding the repair, as this was the primary reason for hiring them initially.
- Scott made some adjustments to the Clonts corner lighting and agreed to see what other options we have for lighting up the 'WW'
- A Fall newsletter was created and distributed to all front doors. The main topics included were the new exterior modification form, parking dos & don'ts, picking up pet waste, a reminder to pressure wash sidewalks, driveways and walkways. weeds, trimming hedges and tree removal rules.
- Deb agreed to contact the City police department to see what actions could be taken for the excessive street parking, and incorrect parking.

- Julia agreed to get Welcome Letters to the new homeowners on Winding Oaks Ln and get their contact information.

NEW BUSINESS:

- Common areas: trees, maintenance and health, City serviced trees - Julia to call City Arborist to assess the trees in all areas
- Loose paver on the community park stairs - Julia to contact someone to get it fixed
- The board agreed to start the Yard of the Month program in January 2025 and each month to winner will receive \$25.00 gift card
- Kendra delivered the Welcome Basket to new neighbor
- Monument lights are still not working properly- Scott agreed to troubleshoot
- Welcome Letter needs to be distributed to new homeowners
- Lighting at Clonts corner needs adjusting - Julia agreed to contact vendor and ask about LED lights
- Pond fountain & light timer needs adjusting - Julia agreed to check it out

ADMINISTRATIVE:

Julia will prepare the Annual Meeting mailing for review and approval at November meeting. Mailings will go out with 2025 budget mid-December.

NON-COMPLIANCE:

Jenn & Jess are going to do monthly reviews of all homes.

The board agreed to send letters to all homeowners that live along community fencing to remind them that they must keep their shrubs and plants from growing through the fencing as per our Rules & Regulations. If the problem persists, we will begin sending individual letters of non-compliance.

Multiple homes are currently out of compliance and the board continues to acting accordingly:

- 100 Forest Trail - for weeds in beds and general overgrowth (3rd notice)
- 76 Winding Oaks - Weeds in beds, gutters overflowing, temporary bamboo fence removal (2nd notice)
- 189 Winding Oaks - weeds along house, sparse grass (2nd notice)

ARB APPLICATIONS:

- The new application was published and distributed to all homeowners as well as uploaded to the website.
- 176 Winding Oaks Ln received an approval to replace their front doors and side garage door.

NEXT MEETING Nov 20, 2024 @ 6:30pm

ADJOURNMENT

There being no further business to come before the Board. The meeting adjourned at 8:03 PM. Motion to adjourn by Jess, seconded by Julia.

Respectfully submitted by:
Julia Corbin
Board Member