

**Whispering Woods Homeowners Association of Seminole County, Inc.**  
**BOARD OF DIRECTORS MEETING**  
**September 18, 2024**  
**FINAL**

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

Board Members absent: Kendra Dawson

Meeting was called to order at 6:30pm. Quorum was verified. Meeting was properly noticed.

**OPEN FORUM:** n/a

**MINUTES**

Motion was made by Jessica Paniaqua and seconded by Julia Corbin to approve the August 21, 2024 Board Meeting Minutes. Motion carried unanimously.

**FINANCIAL**

Current Checking is \$19,100.+ and \$44,600+ in savings & reserve

- P3 Electrical invoice paid
- ½ down to DS Landscape for park enhancements

**COMMUNITY RELATION COMMITTEE (CRC):**

N/A

**OLD BUSINESS:**

- Entrance enhancement was completed
- Pond irrigation repair was completed

**NEW BUSINESS:**

- Draft budget was presented by Treasurer, Jenn O'Brien
- Multiple complaints about owners not picking up after their dogs
- 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:**

The new & approved ARB application to be published on the website & distributed to all homeowners.

Board discussed generating a newsletter to all homeowners

- Julia to create the newsletter & send to board for review & approval
  - Topics to include:
    - New exterior modification application (ARB)
    - Dog waste cleanup
    - Parking on the street
    - Parking on sidewalks
    - Upcoming Budget meeting
    - CRC participation
    - Yard of the Month program
    - Pressure washing sidewalks, walkways & driveways
    - Trees, shrubs, weeds
- Julia to make copies at Staples and include a copy of the new ARB application
- Julia will ask MJ to deliver to all homeowners

### **NON-COMPLIANCE:**

The board continues to review homes for non-compliance issues & send letter accordingly.

Multiple homes are currently out of compliance:

- 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:**

- 160 Forest Trail - the board discussed the outcome of the placement of the generator and propane tanks. Scott confirmed the requirements with the City of Oviedo and discussed with the homeowner. Board agreed to approve their ARB application and update with the new location of the propane tanks.
- 170 Forest Trail - retaining wall - approved

**NEXT MEETING** Oct 16, 2024 @ 6:30pm

### **ADIJOURNMENT**

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

Respectfully submitted by:  
Julia Corbin  
Board Member