

**Whispering Woods Homeowners Association of Seminole County, Inc.**  
**BOARD OF DIRECTORS MEETING**  
**January 15, 2024**  
**FINAL**

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

Board Members absent: Jessica Paniaqua  
Homeowners present: David Semersky

Meeting was called to order at 6:45pm. Quorum was verified. Meeting was properly noticed.

**OPEN FORUM:** n/a

**MINUTES**

Motion was made by Deb Shea and seconded by Julia Corbin to approve the November 20, 2024 Board Meeting Minutes. Motion carried unanimously.

**FINANCIAL**

Current Checking is \$19K+ and \$44K+ in savings & reserve

- Jenn & Kendra completed their training. Kendra is handling all financial and accounting duties.
- The community funds have been placed in higher interest bearing account.
- Homeowner dues are coming in.
- Brief discussion on how Kendra and Jessica will handle late notices, further discussion is required.

**OLD BUSINESS:**

- The loose pavers at the top of the community park stairs remains. Scott agreed fix it himself.
- Scott reported the ligustrum tree at the entrance was trimmed back.
- Fountain and light timer issue is resolved.

**NEW BUSINESS:**

- Deb documented all the sidewalk repairs needed and will contact the City.
- A discussion on how to handle the tree stump, sidewalk repair at 159 Winding Oaks Ln. Julia agreed to send the homeowner a letter regarding the needed repair in anticipation of the community sidewalk repair effort with the City.
- The board did a thorough review of the Responsibilities & Task list and signed up to handle different tasks.

- Homeowner, David Semersky volunteered to handle posting meeting signs and updating the website.
- Scott reported on the issue regarding the control box replacement and it's resolved.

**ADMINISTRATIVE:**

- Annual Mailing was prepared and mailed to all homeowners in December.
- Annual Dues Invoice was emailed or hand delivered when needed to all homeowners in December.
- A new boarding meeting sign was created to replace the one that was stolen from the back entrance before the November meeting.
- Julia will submit the corporate filing.

**NON-COMPLIANCE:**

Neighborhood reviews will be conducted monthly by Jessica & Kendra starting in February for review at each board meeting.

**ARB APPLICATIONS:**

- 129 Winding Oaks Ln - fence replacement - approved
- 180 Forest Trail - front door replacement - approved
- 149 Winding Oaks Ln - roof replacement - approved

The board has implemented a new, more efficient process for reviewing and initialing exterior modification applications, effective immediately.

**NEXT MEETING** 6:30 PM, February 19, 2025. 176 Winding Oaks Ln

**ADJOURNMENT**

There was no further business to come before the Board. The meeting adjourned at 7:50 PM. Motion to adjourn by Julia seconded by Kendra.

Respectfully submitted by:  
Julia Corbin  
Board Member