

Whispering Woods Homeowners Association of Seminole County, Inc.
BOARD OF DIRECTORS MEETING
January 18, 2023

Board Members in Attendance: Julia Corbin, Jenn O'Brien, Jim Heuser, new board members: Kendra Dawson & Scott Sheldon
Jessica Paniagua & Scott Sheldon

Homeowners in Attendance: Vicki Winnie, LuAnn Chitty & Dave Semersky

Board Members absent: Jessica Paniagua

Meeting was called to order at 7:01 PM. Meeting was properly noticed.

2023 BOARD OF DIRECTORS

President - Julia Corbin
Treasurer - Jenn O'Brien
Secretary - Jim Heuser
Director - Scott Sheldon
Director - Kendra Dawson
Director - Jessica Paniagua

OPEN FORUM

No homeowner wished to address the board at this time.

MINUTES

Motion was made by Jenn O'Brien and seconded by Jim Heuser to approve the November 16, 2022 Board Meeting Minutes as revised. Motion carried unanimously.

FINANCIAL

Treasurer's Report: Financials for December 2022/January 2023 to date were presented by Vicki Winnie in transition to Jenn O'Brien.

Vicki Winnie, Jenn O'Brien & Julia Corbin will meet at Fairwinds Credit Union on Friday, January 20, 2023 at 10:30am to make changes to the signatories on the association's bank accounts.

Vicki Winnie reported that homeowner at 189 Winding Oaks Ln requested a payment plan for assessments. She granted their request and homeowner is to pay \$100.00 per month and to be paid in full by 2nd due date in July.

GROUNDS & MAINTENANCE

The following maintenance issues were discussed:

- Vicki Winnie reported on the following:
 - She contacted MB Sign Group to install the WW on Clonts corner. Julia Corbin to contact them for estimated date of completion
 - She contact LeBron Electrical to complete the pre-approved lighting installation on Clonts corner. Should be completed this week.
 - PCPI is supposed to send a new negotiated bill for their work on Clonts corner.
 - AT&T will be upgrading their existing infrastructure throughout the community. Julia Corbin to contact representative to get a start date. AT&T will notify residents via door hangers 2-3 days prior to start.
 - The City of Oviedo is responsible for the pond, the compromise and sidewalk damaged by Hurricane Ian.
 - Duke Energy was contacted to have them check the meter due to the electric bill increase.
 - Hurley Masonry came and repaired the fencing pillar behind 116 Winding Oaks Ln that was damaged by Hurricane Ian.

ADMINISTRATIVE

- Foxtail Pest Control invoice needs to be paid.
- Julia Corbin to file the Annual Report and update the Officers & Directors with the State.

NON-COMPLIANCE

- No non-compliance at this time

OLD BUSINESS

The following items were reviewed:

- Julia Corbin provided an update on the status of 76 Winding Oaks Ln. Outcome is that there is no code violation with regard to excess traffic.

NEW BUSINESS

Discussed volunteers needed for:

- Holiday decor storage - Scott Sheldon volunteered to store it
- Website upkeep
- Meeting signs
- ARB application - Scott Sheldon along with 2 other board members will act as the committee for approvals.

Board meetings will be the 3rd Wednesday of each month with the exception of December 2023

- February 15th
- March 15th
- April 19th
- May 17th
- June 21st
- July 19th
- August 16th
- September 18th
- October 18th - BUDGET DISCUSSION MEETING
- November 15th - BUDGET APPROVAL MEETING

Projects for 2023 to be decided in future meetings:

- Review the C&R's for requested changes
- Tree canopies within the community and along Clonts need to be lifted

NEXT MEETING

The next Board of Directors meeting will be held on February 15, 2023 at 6:30pm at 170 Forest Trail

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:04pm.

Respectfully submitted by:

Jim Heuser
Secretary