

Whispering Woods Homeowners Association of Seminole County, Inc.
BOARD OF DIRECTORS MEETING
November 15, 2023
FINAL

Board Members in Attendance: Julia Corbin, Jenn O'Brien, Jim Heuser, Jessica Panigua, Kendra Dawson, Scott Sheldon

Homeowners in Attendance: None

Meeting was called to order at 6:35 PM. Quorum was verified. Meeting was properly noticed.

OPEN FORUM: No homeowners in attendance wanted to speak.

MINUTES

Motion was made by Julia Corbin and seconded by Jenn O'Brien to approve the October 18, 2023 Board Meeting Minutes as written or as revised. Motion carried unanimously.

FINANCIAL

Treasurer's Report: \$14.9K in checking account, \$43.5K in reserve

2024 budget: The annual budget for 2024 was unanimously approved and will be adopted January 1, 2024.

Budget for expenses came in at approximately \$4K under the budget for 2023. Savings to be passed to individual homeowners by reducing yearly dues from \$660/yr to \$646/yr.

Outstanding late fees have been paid by 179 WOL.

A review of the association's insurance deductible \$2500 per incident/claim was confirmed by Scott Sheldon.

COMMUNITY RELATION COMMITTEE (CRC):

The block party went very well as reported; however, movie night did not happen due to no electricity available. Jim Heuser to get quotes from electrical contractors to put 1-2 outlets in the park.

Volunteers are greatly needed to assist with all events scheduled. It was suggested that volunteers be given individual jobs ie. set up, clean, etc.

Next event: December 15: Christmas Parade of Lights, luminaries, and there will be a vote to award "The Best Decorated House" in the neighborhood. Details have yet to be determined.

OLD BUSINESS:

Scott Sheldon to report on irrigation timer issues.

We are now on schedule with PCPI. Quote for each house in the community to have PCPI pressure wash sidewalk came in at approximately \$175.00/each. Quote was not adopted.

NEW BUSINESS:

The board unanimously voted to adopt the Rules and Regulations (R&Rs) as corrected. They will be mailed to all homeowners, posted on the website and provided to the association attorney.

Continuing to pursue comparative quotes for pond & fountain maintenance. A quote from Lake Doctors was obtained and reviewed. It was not accepted. \$1285.00 is budgeted for both pond & fountain maintenance for 2024.

(UPDATE) Solitude Lake Management has quoted a minimum of \$2500/yr. for water maintenance and another \$1500/yr for fountain maintenance.

ADMINISTRATIVE:

A motion was made by Jenn O'Brien and seconded by Scott Sheldon to approve the legal services contract for retaining Malcolm Galvin as the association's attorney Julia Corbin will execute the contract on behalf of the association. Options were discussed and fees were established for direct attorney involvement.

Annual Meeting mailing;

- Will be drafted up by Julia Corbin
- Sent to the board for review
- Required to sent to all homeowners in mid-December 2023
- Will include the 2024 budget, annual meeting notification, notice of dues and how invoices will be sent and an association year in review.

NON-COMPLIANCE:

76 Winding Oaks Lane received their final non-compliance letter. A "demand" letter, either generated by the attorney or by the HOA Board directly was discussed. The demand letter must contain the details of the work to be performed, date, and the name of the contractor providing the work. The demand letter will indicate the homeowners responsibility for payment of the bill with a 30 day window.

ARB APPLICATIONS: 176 Winding Oaks Ln was approved for replacing septic tank drain field. Work is underway.

NEXT MEETING We will hold the Annual Meeting on January 17, 2024, we will immediately follow that meeting with a regular board meeting.

ADJOURNMENT

There being no further business to come before the Board, meeting was adjourned at 7:55 PM .

Respectfully submitted by:
Jim Heuser
Secretary