

Whispering Woods Homeowners Association of Seminole County, Inc.
BOARD OF DIRECTORS MEETING
November 20, 2024
FINAL

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

Board Members absent: Jessica Paniaqua

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

OPEN FORUM: n/a

MINUTES

Motion was made by Deb Shea and seconded by Kendra Dawson to approve the October 16, 2024 Board Meeting Minutes. Motion carried unanimously.

FINANCIAL

Current Checking is \$16K+ and \$44K+ in savings & reserve

- Jenn requested help from other board members for the first few months in 2025 to help with daily, weekly & monthly treasurer duties. Kendra agreed to help out. Jenn & Kendra will make an appointment at the bank to add Kendra to the accounts and will independently work together to train Kendra.
- FINAL 2025 Budget - A motion was made by Julia to approve the 2025 Budget as presented, and seconded by Kendra. Motion carried unanimously.
- Jenn to provide Julia with the PDF of the 2025 Budget for inclusion in the Annual Meeting Mailing.

COMMUNITY RELATION COMMITTEE (CRC):

N/A

OLD BUSINESS:

- Julia reported what the City of Oviedo Arborist said about common area trees. He reported that the trees in the community park are all in good health but due to concerns, he provided some for trimming two of the trees. Board agreed to contact the same tree vendor we used to clean up the fallen community park tree to give us a quote on the suggested options.
- Yard of the Month Club - the board agreed to put that initiative on hold.

- The loose pavers at the top of the community park stairs remains. Scott agreed to contact DelaTurf to repair. The board approved Scott to spend up to \$400 to complete the repair.
- The fountain and light timers were off. Scott agreed to look at the light timer to determine next steps.

NEW BUSINESS:

- Sidewalk repair is needed at 159 Winding Oaks Ln due to a fallen tree during Hurricane Milton. The City Arborist said the homeowner will be responsible for cutting back the tree stump in order for the sidewalk to be repaired. The Board agreed to send a letter to the homeowner (the property is a rental) regarding the needed action. And then to contact the City to complete the repair.
- Ligustrum tree in the main entrance center median - a homeowner requested that it be trimmed back. Scott reported he contacted DS Landscape to handle it on their next visit.

ADMINISTRATIVE:

Julia prepared a draft of the Annual Meeting Mailing for review. Some additional edits remain. Julia agreed to send the mailing to Staples for copies. It will be mailed on December 9, 2024.

The board reviewed the statute changes provided by the association attorney. The changes do not affect our community because of its size.

NON-COMPLIANCE:

The monthly review was unable to be conducted. The board agreed that nothing is pressing at this time and to pause on letters until after the new year.

Julia prepared and emailed letters to all the homeowners that live along the community fencing reminding them they must keep their shrubs and plants from growing through the fencing as per our Rules & Regulations.

All the homes that were out of compliance have been resolved.

ARB APPLICATIONS:

- There were no ARB applications received

NEXT MEETING January 15, 2024 immediately following the Annual Meeting @ 6:30pm

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 Jenn.

Respectfully submitted by:

Julia Corbin
Board Member