

Whispering Woods Homeowners Association of Seminole County, Inc.
BOARD OF DIRECTORS MEETING
June 18, 2025

Board Members in Attendance: Julia Corbin, Jenn O'Brien, Deb Shea, Kendra Dawson, Jessica Paniaqua

Board Members absent: n/a

Homeowners present: Dave Semersky, Vicki Winnie, LuAnn Chitty, Kim Tenney, Jill Frandsen, Alison Hammack, Greg Hammack, Susana DeSouza, John Kelly, and Tony Covington

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

OPEN FORUM: Many homeowners attended to discuss their concerns with discussions around whether the HOA Board would choose to hire a management company to assist with HOA duties.

One homeowner noted that it is her opinion that if such a large decision was being made for the community, she believes the entire community should get the opportunity to vote on it. One homeowner noted his experience (as an attorney) of lawsuits where management companies had taken too much power from the Board of an HOA.

The Board noted that it is within their rights as noted in the HOA documents and that they planned to get feedback from homeowners before making the decision. The Board will get feedback from the neighborhood in the coming months, and make the decision that is in the best interest of the neighborhood.

There were concerns noted about some homes being out of compliance with their home maintenance, and even unsafe conditions due to one neighbor's unkept pool. The Board advised that they cannot enforce a concern on an issue that is not in plain sight (the backyard), and that the concerned resident should report the issue to the city of Oviedo.

The Board mentioned that they are in need of volunteers, as the current president is resigning from her position due to an upcoming move out of the neighborhood.

One homeowner agreed to help by putting important notices on each homeowner's front door. No other homeowners agreed to volunteer.

The open forum ended at 7:45.

MINUTES

Motion was made by Jessica Paniaqua and seconded by Julia Corbin to approve the May 21st, 2025 Board Meeting Minutes. Motion carried unanimously.

FINANCIAL

- We reviewed the current balances of both checking and savings accounts.
- Only one of twenty-three homeowners have paid their second half dues
- All homeowners who have not paid the full year of dues have been sent their second reminder to pay their second half dues
- Jenn did advise homeowners who overpaid the first half dues of their new balance for the second half.

OLD BUSINESS:

- Tree trimming in park and pond common area - Julia did receive a quote from TJ at Campbell Outdoor of \$500 for the park common area and \$1,000 for the two dead trees at the pond.
- Kendra called for a vote on these expenses and the board unanimously agreed yes to having the tree trimmed at the park and no to having the trees at the pond removed.
- Kendra to email homeowner at 186 Winding Oaks to inform them of this decision, but also to remind them that we have had two professionals determine that there was no unsafe condition because of these limbs. In the future we will only trim these trees per this guidance and the homeowner may choose to trim limbs hanging over their property line.

NEW BUSINESS:

- Deb to continue work on the newsletter; plans for a July 1st release after reviewing content with the Board.
- Clonts corner beautification project - Jess to send reminder email to DS Landscaping for updated quote.
- It was noted that there is a patch of dying grass at the north end of the curb grass at the community park, Jess to send reminder email to DS Landscaping to inquire about sprinkler status and have sod placed.
- Damage was noted on the community fencing at 76 Winding Oaks Ln, from limbs that came down in that area after recent storms. The homeowners have fixed this damage but have not fully addressed other noncompliances noted below.
- A large tree is leaning on/bending the community fencing in the backyard of 86 Winding Oaks Ln. The board agreed to send the homeowner a note to make them aware of the tree damaging the community fencing, as well as having a dead tree and a 90% dead tree in that same area - as reported by our tree maintenance professional. They will be asked to address this to prevent further damage.
- The Board has received and is reviewing three quotes from different management companies and plans to discuss the costs, benefits, and risks associated with hiring a management company at the July meeting.
- Quantum Electric was awarded the job to fix the lamppost and associated electrical issues at the mailbox.

ADMINISTRATIVE:

- Julia Corbin submitted her resignation from the Board of Directors President position; Board to discuss replacement at July meeting.
- Julia noted that the Go Daddy domain name for our HOA website needs to be renewed. Jenn called for a vote and the Board unanimously voted yes for renewal.

NON-COMPLIANCE:

- 100 Forest Trail - general upkeep of planter areas, overgrown bushes touching roof, weeds; Jess to send third and final notice via email and physical mail by June 27th.
- 190 Forest Trail - driveway extension; Homeowners responded that the area to the right of their driveway was like that when they purchased the house. The board agreed to respond to homeowner regarding the fact that they park a car on that spot and if that is the intended use, they must extend the driveway and submit an application for that work or discontinue parking on it to allow grass or plants to be planted.
- 86 Winding Oaks - driveway extension, leaves and weeds in yard; the homeowners have addressed the compliance issue and will receive a courtesy notice of the tree issues on the fence line.
- 76 Winding Oaks - continues to remain out of compliance based on previous issues cited, driveway extension; some maintenance performed but not to expectations, Jess to send fourth notice via email and physical mail by June 27th and also reach out to attorney for steps
- 136 Winding Oaks - pressure washing of drive, sidewalks and house needed; this has been addressed
- 189 Winding Oaks - lack of grass, weeds throughout yard; Kendra to send 2nd notice.
- 71 Forest Trail - no grass; Kendra to send 2nd notice.

ARB APPLICATIONS:

- 170 Forest Trail - Driveway apron
 - ARB for the completion of the driveway apron in matching pavers approved

NEXT MEETING: 6:30 PM, July 23rd, 2025. 170 Forest Trail

ADJOURNMENT:

There was no further business to come before the Board. The meeting adjourned at approximately 8:45 PM. Motion to adjourn by Julia seconded by Kendra.

Respectfully submitted by:
Kendra Dawson