

Whispering Woods Homeowners Association of Seminole County, Inc.
BOARD OF DIRECTORS MEETING
March 26, 2025
FINAL

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

Board Members absent: Scott Sheldon
Homeowners present: David Semersky

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

OPEN FORUM: n/a

MINUTES

Motion was made by Julia Corbin and seconded by Kendra Dawson to approve the February 19, 2025 Board Meeting Minutes. Motion carried unanimously.

FINANCIAL

We reviewed the current balances of both checking and savings accounts.
One account remains outstanding for HOA dues.
A brief discussion on the process and timing of sending the subsequent notice that will include 18% interest.

OLD BUSINESS:

- Sidewalk Repair Project: Deb updated everyone on the status. She went to the city offices to share our diagram of needs in the community with them. They shared that they were backlogged and that we were now in their cue of repairs but that it could be quite some time before they get to us.
- Scott reported to the board before the meeting that the paver was fixed.
- Tree trimming in park and pond common area - Julia to contact TJ at Campbell Outdoor to schedule a meeting to review and obtain a quote.

NEW BUSINESS:

- Brief discussion about the ground depressions around the mailbox area - Julia to contact DS Landscaping and Campbell Outdoor to discuss options and costs.
- Backyard chickens request - The board researched and discussed the homeowner's request to allow backyard chickens. The board unanimously voted

against allowing chickens. The homeowner did not attend the meeting. Kendra will draft a response to the homeowner.

- The property at 66 Winding Oaks Ln closed on March 4th and Julia volunteered to shop for & deliver their New Homeowner Welcome Gift
- Mailbox light - David Semersky changed the bulb but that didn't fix it. Julia will call P3 Electrical to have them come look at it.
- Spring/Summer Newsletter - Deb shared multiple ideas for the newsletter and agreed to begin work on it.

ADMINISTRATIVE:

- Estoppel fee was received for property closing of 66 Winding Oaks Ln

NON-COMPLIANCE:

No new addresses to include

The board agreed that 76 Winding Oaks Ln & 111 Forest Trail need additional letters. 156 Winding Oaks Ln painted their front door without an ARB application. The board agreed to send them a letter and include a reminder of the Exterior Modification Process.

ARB APPLICATIONS:

89 Winding Oaks Ln submitted an application. It was reviewed and sent back with a request for more information.

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 7:44 PM. Motion to adjourn by Julia seconded by Kendra.

Respectfully submitted by:
Julia Corbin
Board Member