

Whispering Woods Homeowners Association of Seminole County, Inc.
BOARD OF DIRECTORS MEETING
May 21, 2025

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

Board Members absent: Julia Corbin
Homeowners present: n/a

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

OPEN FORUM: n/a

MINUTES

Motion was made by Jenn O'Brien and seconded by Deb Shea to approve the April 16, 2025 Board Meeting Minutes. Motion carried unanimously.

FINANCIAL

- We reviewed the current balances of both checking and savings accounts.
- All homeowners have paid HOA dues for the first half of the year , there are 24 homes who owe for the second half.
- Letters will be sent to all homeowners who overpaid their February dues as Jenn sends reminders for second half dues; she plans to send these homeowners an updated total amount per their overpayment.

OLD BUSINESS:

- Tree trimming in park and pond common area - Julia attempted to contact TJ at Campbell Outdoor to schedule a meeting to review and obtain a quote, but no response was received.
- Deb reached out to TJ to have them contact Julia directly (or Julia to reach out via phone).

NEW BUSINESS:

- Deb to continue work on the newsletter, plans for a June 1st release.
- Clonts corner beautification project - Jess to email 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 email DS Landscaping to inquire about sprinkler status and have sod placed.
- Clonts corner sprinkler has been repaired.
- Electrical issues at lamp post - Jess is contacting Quantum for a quote.

- Jenn called for a vote on discontinuing quotes and/or services with P3 Electric, all board members in attendance voted yes.
- Damage was noted on the community fencing at 76 Winding Oaks Ln, Deb noted that there had been a limb down in that area after recent storms. Jenn to get a quote for repair (Jenn to search for original fencing company information or contact Julia if not found). Kendra to send a notification to Invitation Homes for the work to be completed.
- New homeowner gift was delivered by Julia.
- 206 Winding Oaks fence debris was confirmed to be cleaned up.
- It was noted that a city light had been damaged when a tree was cut at 161 Forest Trail, Kendra to send a request to the homeowner to have them notify the city.

ADMINISTRATIVE:

- Board of Directors listed on the website needs updating to remove Scott from the Board of Directors list and to change Kendra's title to Secretary.

NON-COMPLIANCE:

- 100 Forest Trail - general upkeep of planter areas, overgrown bushes touching roof, weeds
- 190 Forest Trail - driveway extension
- 86 Winding Oaks - driveway extension, leaves and weeds in yard
- 76 Winding Oaks - continues to remain out of compliance based on previous issues cited, driveway extension
- 136 Winding Oaks - pressure washing of drive, sidewalks and house needed
- 189 Winding Oaks - lack of grass, weeds throughout yard
- 71 Forest Trail - no grass

ARB APPLICATIONS:

- 206 Winding Oaks - fence
 - Prior to application submission, the new fence was installed The board approved the ARB once submitted.
- 89 Winding Oaks - fence
 - Request for tan PVC fence to replace the current fence. Approved and processed.

NEXT MEETING: 6:30 PM, June 18, 2025. 170 Forest Trail

ADJOURNMENT:

There was no further business to come before the Board. The meeting adjourned at approximately 7:45 PM. Motion to adjourn by Kendra seconded by Jess.

Respectfully submitted by:
Kendra Dawson
Board Member