

Whispering Woods Homeowners Association of Seminole County, Inc.
BOARD OF DIRECTORS MEETING
April 19, 2023

Board Members in Attendance: Jenn O'Brien, Jim Heuser, Jessica Paniagua,
MJ Jimenez & Kendra Dawson

Homeowners in Attendance: David Semersky

Board Members absent: Scott Sheldon, Julia Corbin

Meeting was called to order at 6:32 PM. Quorum was verified. Meeting was properly noticed.

OPEN FORUM

No homeowner or guest had anything to discuss at this time.

MINUTES

Motion was made by J Jenn O'Brien and seconded by Jim Heuser to approve the March 15, 2023 Board Meeting Minutes Motion carried unanimously.

FINANCIAL

Treasurer's Report: The community liability insurance was paid in full for the year. It was noted that the cost for the policy rose by \$1,000.00. The fees paid for legal and pressure washing were reduced \$500 each, making up for the increased cost in insurance.

The budget will be shared to Board members via email. Present checking account funds are \$20,608.00. Reserve funds total \$40,740.00. This amount also reflects the payment to PCPI for \$3,300. This amount also reflects a \$500 discount as to maintain positive relations with PCPI.

The need for a reserve study was discussed and will be discussed further at the next meeting when Julia is present.

Fun Committee: Overall, the Easter Egg Hunt was successful and a neighborhood first!

A budget for any further events, such as July 4 and Halloween was discussed. The budget and future events will be determined at another meeting when Krystal Sargent and Scott Sheldon are present.

The house numbers painted on the curb by volunteers from the Fun Committee were

discussed. Jenn will look into the cost of supplies

COMPLIANCE/ASSESSMENTS

● Assessments were not discussed. A letter of non-compliance was mailed to 159 Winding Oaks Lane about the holiday lights still up on the home. A "friendly reminder" letter dealing with compliance issues will be discussed at the next meeting.

GROUNDS & MAINTENANCE

The following maintenance issues were discussed:

- Review of the irrigation system needs and a map of the system to be determined at a future meeting.
- D&S Landscaping to be contacted about the quality of the work around the pond area.
- Questions about the scope of work from each bidding landscape company will need to be clarified before going any further
- Perennials to be planted instead of annuals.
- The tree canopy lift was discussed. Any decision will be determined at a later date.

ADMINISTRATIVE

- A review of the covenants and restrictions (C. C & Rs) will be upcoming, along with vendor contracts. Any decisions to be determined possibly in May.

OLD BUSINESS

- The abandoned vehicle was moved into the driveway.
- The pond will be treated for the algae bloom. The company that treated the pond receives \$85.00 monthly.
- The community Newsletter was discussed. How it will be distributed.
- Nothing new on when ATT will begin work in the neighborhood.

NEW BUSINESS

- The removal of the palm trees on Lake Jessup was discussed. Removal or trimming will be discussed at the next meeting.
- Jessica Paniaqua received two quotes from Remarkable Aspects and Earth Touch. Both quotes were much higher than our present landscaping company.
- Nothing decided until D&S landscaping is contacted and other questions are answered about the quotes received from Remarkable Aspects and Earth Touch.

ARB APPLICATIONS

- No present ARB applications are pending. An Estoppel request was completed for 166 Winding Oaks Lane netting the community a \$500.00 for the letter fee and transfer fee for the letter.

NEXT MEETING

The next Board of Directors meeting will be held on May 17, 2023 at 6:30pm at 170 Forest Trail

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:46.

Respectfully submitted by:

Jim Heuser
Secretary