

**Whispering Woods Homeowners Association of Seminole County, Inc.**  
**BOARD OF DIRECTORS MEETING**  
**February 15, 2023**  
**FINAL**

Board Members in Attendance: Julia Corbin, Jenn O'Brien, Jim Heuser, Jessica  
Paniagua & Scott Sheldon

Homeowners in Attendance: M.J. Jimenez

Board Members absent: Kendra Dawson

Meeting was called to order at 6:35 PM. Meeting was properly noticed.

**OPEN FORUM**

The homeowner present did not address the board at this time with any concerns or questions.

**MINUTES**

Motion was made by Julia Corbin and seconded by Jenn O'Brien to approve the January 18, 2023 Board Meeting Minutes. Motion carried unanimously.

**FINANCIAL**

Treasurer's Report: Financials for January 2023 to date were presented by Jenn O'Brien.

A discrepancy was identified in an invoice for pressure washing in 2022. Vendor file indicates the last time pressure washing was performed was August, 2021. A question as to the frequency of pressure washing was presented to the Board. PCPI (vendor) billed \$1000 in 2020 and then \$2300 in 2021. Scott Sheldon indicated the community sidewalks, inside of Clonts and Lake Jessup could probably be done yearly while the brick walls and pillars could probably wait 5 years or more. An allowance of \$2500/year has been budgeted for the service. Next service will be performed in September, 2023.

There was an 8% surplus or about \$3100 under spent going into 2023. However, there is an outstanding invoice for incomplete mulching of the main entrance way. Outcome still undetermined.

Jim Heuser indicated a relative that lives in Orlando is a landscape architect and will be contacted. Other landscape companies will be contacted. 3 different quotes from other landscape specific companies will be required going forward.

Jennifer O'Brien brought up the need for a reserve study. This would include a fiscal analysis of the neighborhood, which would include the costs associated with repair, replace or renovate community assets in the next 3-5 years.

Review of the present liability insurance coverage will be performed prior to the reserve study.

### **ASSESSMENTS**

- 90% of the yearly assessments have been collected. Only 6 homes were not in compliance. A motion not to send late payment letters was made by Julia Corbin. The motion was granted.

### **GROUNDS & MAINTENANCE**

The following maintenance issues were discussed:

- Julia Corbin reported on the following:
  - Tree canopy lift at least 15 feet above the sidewalk. A review of what trees needs to be lifted will be done by Julia Corbin & volunteer MJ Jimenez
  - Land Tech and D&S Landscaping will be contacted for estimates. Other tree companies will be contacted as well.
  - PCPI is supposed to send a new negotiated bill for their work on Clonts corner; however, it remains outstanding.
  - AT&T will be upgrading their existing infrastructure throughout the community. A start date cannot be determined. M.J. Jimenez volunteered to contact the representative regarding a start date.
  - Community news
    - The board agreed a quarterly newsletter would be beneficial. Emphasis on notifying the homeowners of the community Facebook page and the website. Julia Corbin to contact the Facebook page administrators to let them and to ask if we can add the webpage address to the Facebook page.
  - A review of the current landscape company's contract. It was determined there are no dates on the contract. The board agreed to research and gather quotes from multiple landscape companies once the end date is determined.

### **ADMINISTRATIVE**

- A review of the covenants and restrictions (CRs) will be upcoming.

### **NON-COMPLIANCE**

- No non-compliance at this time

## **OLD BUSINESS**

## **NEW BUSINESS**

- Updating the house numbers on the curbs in front of each house was discussed. Jim Heuser will contact veterans organizations for possible updating the numbers. UPDATE: Only found one company that does both pressure washing and house numbers in this area.
- Mulch quotes for the bare areas at the main entrance were reviewed
  - Mulch for You: \$1100.00 (their min is 20 cubic yds)
  - Remarkable - \$1000.00 (both side of front entrance amount not specified)
  - DS Landscape - \$696.67 (6 cubic yds)
    - The board agreed to wait.

## **ARB APPLICATIONS**

- Homeowner at 190 Forest Trail (address) submitted an application for exterior paint colors - board was undecided.
- Board agreed to pursue asking a company like Sherwin Williams to compile a book of exterior colors for our community.
- Board agreed that we need to update the color palette for the community bringing it to a more modern look
- Jim Heuser volunteered to contact a paint company and see if they can create a book for us free of cost.

## **NEXT MEETING**

The next Board of Directors meeting will be held on March 15, 2023 at 6:30pm at 170 Forest Trail

## **ADJOURNMENT**

There being no further business to come before the Board, the meeting was adjourned.

Respectfully submitted by:

Jim Heuser  
Secretary