

**Whispering Woods Homeowners Association of Seminole County, Inc.**  
**BOARD OF DIRECTORS MEETING**  
**June 21, 2023**  
**FINAL**

Board members in attendance: Julia Corbin, Jenn O'Brien, Kendra Dawson, Jim Heuser & Jessica Paniaqua  
Board Members absent: Scott Sheldon  
Special Guest: Wes Monzingo of DS Landscaping  
Homeowners in Attendance: None

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

**OPEN FORUM** - No homeowner had anything to discuss at this time.

**MINUTES:** Motion to approve the May 2023 meeting minutes was initiated by Jenn O'Brien and seconded by Kendra Dawson

**TREASURER'S REPORT:** Approximately \$17,000 in checking, Reserves have \$43,800. Second half Assessment Dues are mostly on time. Reminders are being sent out.

**COMMUNITY RELATIONS COMMITTEE (CRC):** \$1,750.00 per year will be budgeted and taken from the Reserves account to fund related community projects such as the July 4th parade, movie night, etc. Motion to approve the proposed budget was initiated by Jessica Paniaqua and seconded Kendra Dawson. The CRC budget will be supplemented by transfer fees and estoppels fees when a property is sold. And it is understood that the CRC budget will be cut in the event the overall community maintenance budget increases so as to not increase homeowners annual dues.

**GROUNDS & MAINTENANCE:** Mr. Wes Monzingo, Account Manager for D&S Landscaping came to the meeting to discuss and clarify the current grounds maintenance scope of work. Wes was very informative about some of the issues and problems encountered, such as dead tree limbs (widow makers) and fallen palm fronds. The schedule was also discussed and clarified. Due to the lack of a map of the sprinkler system, it was requested that any repairs to the sprinkler system will now include a picture of the issue, area and repair needed. Palm tree maintenance will be provided once a year for 17 trees at \$40.00 each.

Wes to provide a quote to removal of the palm trees along S. Lake Jessup, lifting the cypress trees around the pond. Julia to contact Wes to include lifting the canopies of the trees at the community park.

Wes will also provide the board with a key to the irrigation control box.

The board reviewed a quote by Jonathan Stirman Tree Service for lifting the canopies of the community trees near mailbox, at the community park and along the sidewalks

outside the community

Jessica will contact Jonathan to include the removal of the palms along S. Lake Jessup and lifting the cypress tree canopies. about including the removal of the Palm trees along Lake Jessup, and lifting the canopy of the Cypress trees, not included in the original proposal.

It was noted that no maintenance agreement exists for the pond light and pump maintenance. The last Board did not accept the proposal in 2019, so repairs and maintenance are on a case by case basis. Presently, the timer box for the fountain needs replacement. It may be covered under warranty. Julia to call and have the motor time box replaced.

**ADMINISTRATIVE:** Since the email reminders sent to community homeowners are only being read 50% of the time, a sign board will be placed by the community mailbox. A summer newsletter will be distributed no later than July 1, 2023.

**NON-COMPLIANCE:** The board discussed the process of notifying a homeowner of an issue with their property. The board agreed that letters will be sent on a case by case basis starting with a Courtesy Reminder letter, than if the issue is not resolved in 30 days, another letter will be sent.

A letter to be sent to 100 Forest Trail to weed, edge & maintain the yard.

**OLD BUSINESS:** Kendra Dawson has researched and recently contacted a company that can provide reflective adhesive house numbers on the curb for about \$15.00 each. This has been tabled until the durability and effectiveness of the method can be determined versus the use of reflective paint.

**NEW BUSINESS:** The first ever (for the new Board) Welcome to the Neighborhood basket was delivered to 166 Winding Oaks Lane.

**ARB APPLICATIONS:** The previous application for a new roof at 146 Winding Oaks Lane was approved and work is underway.

**NEXT MEETING:** The next Board of Directors meeting will be held on July 19, 2023 at 6:30pm at 170 Forest Trail

**ADJOURNMENT:** There being no further business to come before the Board, the meeting was adjourned at 8:12 PM

Respectfully submitted by:

Jim Heuser  
Secretary