

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

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

Homeowners in Attendance: M.J. Jimenez, Lisa Ragland, David Semersky

Board Members absent: Scott Sheldon

Meeting was called to order at 6:30 PM. Meeting was properly noticed.

OPEN FORUM

No homeowner had anything to discuss at this time.

MINUTES

Motion was made by Julia Corbin and seconded by Jenn O'Brien to approve the February 15, 2023 Board Meeting Minutes. Motion carried unanimously.

FINANCIAL

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

A refund to two families that were charged a late fee due to late payment of the yearly assessment has been authorized.

Vendors were notified by mail that there is a new Board and all invoices will be sent to Jenn O'Brien. Julia added a new column to the vendor directory indicating effective dates of the contract, including expiration dates. D&S landscaping sent an invoice for sprinkler repair; however, this charge was made in error as it was a homeowner and not the Board that authorized the repair. It was noted that the contract with D&S does not have an expiration date. D&S does require a 30 day notice before any changes can be made.

Liability insurance for the Community will be examined by Scott Sheldon prior to a possible Reserve Study. Whether or not the money held in reserve could be better used will be determined at a later date.

PCPI outstanding invoice has not been received at this time. Outcome to be determined. Jessica Paniagua volunteered to contact other landscape companies to obtain comparative quotes for the board to review.

Fox Tail Pest Control was paid in full for another year for fertilizing and applying pest control in the common areas.

Julia Corbin volunteered to contact tree service companies to obtain quotes for raising the tree canopies at the mailboxes and a couple of trees along Clonts.

The present budget has enough money to establish a "Fun Committee", it was determined. The board voted to give the committee \$150 toward the supplies needed for Easter Egg Hunt.

ASSESSMENTS

- Only one home remains unpaid. They have received a mailed reminder and a hand-delivered reminder.

GROUNDS & MAINTENANCE

The following maintenance issues were discussed:

- Julia Corbin reported on the following:
 - The Boy Scouts will install flags if wanted for \$25 to any homeowner.
 - A company that will paint the house numbers on the curb has been contacted, but has not responded.
 - Jim Heuser indicated his brother in law (Landscape Architect) will not be available.
 - AT&T will be upgrading their existing infrastructure throughout the community. A start date cannot be determined. Further information may be found in the quarterly newsletter.
 - Jenn O'Brien discussed the possibility of the Fun Committee painting house numbers on the curb.
 - A review of the current landscape company's contract and a review of the C&Rs was discussed.
 - The algae bloom in the pond was treated.
 - An abandoned vehicle in the neighborhood was discussed. Julia will call the city to place a 10 day notice on the vehicle prior to towing.

ADMINISTRATIVE

- A review of the covenants and restrictions (C. C & Rs) will be upcoming, along with vendor contracts.

NON-COMPLIANCE

- No non-compliance at this time

OLD BUSINESS

NEW BUSINESS

- A homeowner that wants to raise chickens has petitioned the Board and was discussed at length. It was determined that the homeowner can come to a Board meeting to discuss the matter and answer questions.
- The Fun Committee will include Krystal Sargent (Facebook Page), Kelly LaVecchia, M.J. Jimenez and Lisa Ragland. Lisa will head up the community garage sale. Permit and signage for the garage sale will be paid by the Board.
- Hubspot will be used to communicate via emails and messaging. Hubspot also provides analytics and a way to track if the recipient has actually read the message.
- The Web Page is being updated to include links and forms necessary for the homeowner, such as architectural review, etc.
- The Easter egg hunt will be paid for by the Board. Time and place will be communicated in the Newsletter.

ARB APPLICATIONS

- No present ARB applications are pending. All prior applications have been approved.
- Exterior paint palette brochures from Lowes and Sherwin Williams were provided to the Board. A community-approved palette book will be forthcoming.

NEXT MEETING

The next Board of Directors meeting will be held on April 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 7:50.

Respectfully submitted by:

Jim Heuser
Secretary