

**Whispering Woods Homeowners Association of Seminole County, Inc.**  
**BOARD OF DIRECTORS MEETING**  
**May 17, 2023**

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

Homeowners in Attendance: Lu Ann Chitty

Board Members absent: None

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

**OPEN FORUM**

Lu Ann Chitty reminded Board Members present the inherent problems with raising chickens in the Community. Presently, there is no formal request from any homeowner.

**MINUTES**

Motion was made by Julia Corbin and seconded by Jenn O'Brien to approve the April 19, 2023 Board Meeting Minutes Motion carried unanimously.

**FINANCIAL**

Treasurer's Report: Estoppel fees of \$ 500.00 were received. Current funds included a \$43,500 in savings or current reserve, and approximately \$18,000 in bank for community expenses.

The need for house number curb painting, including supplies and overall budget was discussed. Kendra Dawson indicated she would crunch some numbers to come up with a realistic plan moving forward.

**Fun Committee:**

Funding for the Fun Committee was discussed. A fund of \$1,000 for the entire year budget for the Fun Committee was discussed; however, this figure may not be enough. A possible meeting of the Fun Committee will be determined in the future. Clarification of who is actually on the Fun Committee will be established at that time.

**COMPLIANCE/ASSESSMENTS**

- Assessments were not discussed. Seems like the friendly reminder letters to residents of the Community not in compliance were both effective. Non-Compliance

letters will be discussed during the review of the Covenants and Restriction (C&Rs) at a later date and possible in a separate meeting.

### **GROUNDS & MAINTENANCE**

The following maintenance issues were discussed:

- Review of Liability Insurance was presented by Scott Sheldon. The amount to budget for any Reserve to be determined at a later date.
- D&S Landscaping to be contacted to possibly attend the next Board meeting by Jessica Paniagua. Jim Heuser offered any assistance in bidding and estimates for tree removal and grounds maintenance.
- A decision to either maintain the Palm trees along Lake Jessup was discussed. It was decided to get estimates on removal of the trees. Present maintenance is budgeted for \$1,000.
- 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) has been tabled until a later date.

### **OLD BUSINESS**

- The only old business discussed was the Estoppel Fees of \$500 received.
- Letters of non-compliance sent out last month were effective.

### **NEW BUSINESS**

- The removal of the palm trees on Lake Jessup was discussed. Removal or trimming will be determined at a later date based on estimates received.
- The possibility of a “New Resident” welcoming to the community was discussed briefly.
- Nothing has been decided until all estimates from landscaping and tree removal companies have been received and reviewed.

### **ARB APPLICATIONS**

- No present ARB applications are pending.

### **NEXT MEETING**

The next Board of Directors meeting will be held on June 21, 2023 at 6:30pm at 170

Forest Trail

**ADJOURNMENT**

There being no further business to come before the Board, the meeting was adjourned at 7:43.

Respectfully submitted by:

Jim Heuser  
Secretary