

WHISPERING WOODS HOMES OWNERS ASSOCIATION ANNUAL MEETING: JANUARY 18, 2023

1. The meeting was called to order by President David Chamberlain at 6:05 pm. Present were Board members Renee, George, and Beth.
2. A quorum was established with 16 homeowners signing in.
3. Notice of the meeting had been mailed out on two occasions as required by our documents.
4. Homeowners were reminded that there would be time for them to speak at the end of the meeting, as indicated in the agenda.
5. The agenda was changed to allow for our guest speaker to begin as he had another meeting to attend:

Steve Wilson of Intelligent Utility Solutions discussed individual water metering as opposed to community water metering as we are now doing. This would require a meter attached to each unit to measure individual usage. This would reduce the HOA's' water responsibility as owners would pay for their particular usage. Intelligent Solutions would bill each owner separately and remit the balance of their fee to the HOA. The HOA would pay the entire water bill upfront and get reimbursement as owners paid their share.

The advantages of this system are:

1. Ability to identify leaks that are in units. Our last leak cost \$3000 to locate where it was.
2. Water bill payments based on individual usage, not everyone pays for everything.
3. Conservation of water usage—as owners will pay more as they use more.

The cost to install meters is about \$250-\$350 per unit.

Steve will provide a proposal to Karen.

The company will charge a flat fee each month for their work divided by the 47 units.

6. Financial Report by Renee, the Treasurer
 - a. As of January 14, we have \$15,000 in the deferred maintenance and \$4,000 in the operating account.
 - b. No late fees will be collected in January due to the late receipt of coupon books.
 - c. The HOA, with the development of a Compliance Committee will begin to fine owners for non-compliance of the rules.
7. Beth moved and David seconded that we accept the bid from Dunedin Plumbing to replace the water heater in the pool house at a cost of \$1900 – 2100 as required by law.
8. Beth handed out the sign in sheet for the 3 committees we need to staff:
 - a. Compliance – no board members, hearings for owners who are fined
 - b. Architectural Control Committee – required by documents-review any changes in outside architecture, decks, roofs, tree cutting, etc.
 - c. Landscape – to ensure common spaces are attractive and follow guidelines set by committee.
9. David reported on the outstanding issues before the Board:
 - a. Pool Deck
 - b. Tennis Court refurbishing
 - c. Trees – on-going
10. Election for Board members for 2023:
 - a. Dan Carulli submitted his application

- b. Beth nominated the current Board members: George Lewis, David Chamberlain, Renee Katsara and self, Beth.
 - c. Nomination from the floor for David Olton
 - d. Call for other nominations twice.
 - e. Nominations were closed.
 - f. As there were one less nomination than places available, the above 6 were voted in by proclamation.
 - g. David announced that Board meetings will continue on the 3rd Wednesday of each month.
11. Owners' comments:
- a. RJ presented proposals for the Pool Deck reconstruction.
 - b. 1864 requested removal of tree limbs above his unit. (The Board will be developing a policy regarding tree responsibility.)
 - c. Request that the HOA do long range planning.
 - d. Concern that the pool cleaner is not doing his job.
 - e. Concern that the lawn workers are not cleaning the tennis court.
 - f. Concern that the pond guy seems not to be doing anything. Karen will check.
 - g. Can we use solar Panels? This was checked and would not be cost productive.
 - h. Can the driveway between 1886 and 1884 be widened as it is impossible to get a car into the left garage.
 - i. Concern as to who decides on water metering, owners or board? Karen will check the docs.
 - j. Question: Can we fine the person responsible for the pool deck breakage?
12. There being no more discussion, the meeting was adjourned at 7:05. Attached is a list of the committee volunteers.

Respectfully submitted,
Beth Hovind, Secretary