

### **Whispering Woods HOA meeting Wednesday June 21,2023**

Members present: Beth, Dave O., Dave C. via mobile link, Renee and Dan

A quorum was present, and the May 2023 minutes were approved.

Meeting commenced at 6:05pm

A. Our new Ameritech property manager, Magda Hatka was introduced to the board and provided the managers' report.

1. The owners violating the garbage can policy were notified by letter concerning the violation.
2. The new association website information was sent to owners on June 13.
3. The budget workshop is scheduled for September 6 at the Ameritech office. This will help prepare for the October budget meeting.
4. The new pool safety sign was provided and installed.

B. Renee presented the financials.

1. The operating account had \$11116.68.
2. Deferred maintenance totaled \$19876.91.
3. Arrears were \$5514.56. There is a single delinquent account exceeding 90 days. An attorney was assigned to the situation.
4. As of June 21 eight homeowners had yet to pay the June HOA fee.
5. There is still no resolution with Tarpon Springs utilities regarding the excess water usage caused by a major water leak.

C. Beth questioned why we received multiple water bills in a month. This was due to untimely billing.

1. The G.A. Nichols bid for reconstructing the deck for \$18902 was motioned by approval by David C. seconded by Dan, and

unanimously approved. Beth was able to procure a \$3000 stipend from RJ to apply to the project.

2. Laurose has taken over the irrigation for the community for an additional \$200 per month. Any repairs will incur an additional

charge.

3. After discussing the hours for vehicle towing it was decided that we adopt a 1am to 6am time frame. This motion was unanimous.

adopted.

D The architectural committee presented the following:

1. The color Timberline Driftwood was approved as the correct roof color.

2. There was a discussion regarding the rules regarding skylights. This was tabled to the next meeting.
  3. The resident at 1966 requested trimming the bush behind the home facing Carlton Road. Jimmy from Laurose will be consulted on this.
  4. Mary Kemp wants to install a green barrier at her home. The board unanimously agreed.
- E. The pressure washing bid for \$3500 was unanimously approved.
- F. The rules pertaining to rental units were presented for future discussion. Such options include:
1. Power of eviction.
  2. New owners must live on the property for a minimum of one year.
  3. Renters must lease a unit for a minimum of one year.

The meeting was adjourned at 7:08pm. The next meeting is scheduled for Wednesday August 16, 2023.