

Whispering Woods board minutes May 17, 2023.

The meeting was called to order at 6pm with a quorum present. It began with an explanation from Brad from the Klosterman Preserve committee regarding the current situation with the purchase of the land. Builder offers have been made to purchase the property with a likely scenario being the construction of 80 homes with a narrow easement to the west of Whispering Woods. Brad requested our permission to put back the Klosterman Preserve sign on the corner and the board agreed to a six month period to do so.

The meeting began with the April minutes being amended and approved.

Beth then read a letter of thankfulness from the owner of 1908 for repairing the drainage issue at the home.

Renee then provided the financials indicating a \$12000 operating fund balance, \$19000 in deferred maintenance, and total delinquencies of \$5000.

Discussion of unfinished business then proceeded as follows :

A. Pool deck

1. Renee motioned that we repair the deck at a cost of \$9400. David C. seconded the motion and the board agreed unanimously.

2. Beth will speak with RJ to see if his earlier offer to help fund the repair remains.

3. Karen will continue to pursue our insurance claim for the deck and informed the group that a report indicating that the deck failed on its own was submitted.

B. Water bill

1. Due to the leak that was repaired our last water bill was \$7000 instead of \$4000. Efforts to recoup some of the excess are ongoing with the Tarpon Springs utility association.

C. Dog issues

1. Letters will be sent to current dog owners telling them they are grandfathered in.

2. A discussion on how to inform future resident's of the bylaws concerning dogs ensued. In a perfect world the realtor by law is supposed to present the bylaws to the new owner or renter. As a backup the home owner can also provide the bylaws to a prospective buyer or renter.

D. Irrigation

1. There are questions concerning the billing and performance of Infinity irrigation. We are going to discuss turning over irrigation to Laurose pending a discussion with them.

E. Power washing

Power washing will be tabled until we determine if the summer rains act to clean the curbside drains throughout the community.

F. Mugrow

Mugrow remains inflexible in considering reparations for the damage to the tennis court. In light of this it Renee motioned to pay them \$3000 and move on. This was seconded by Dan and approved by the board.

G. Pool and pool house

1. A new safety sign for the pool was agreed upon and Karen will follow up on this. In addition the railing sleeve for the pool needs replacing and Karen will attend to this also.

H. Laurose tree maintenance report

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It was agreed to pay Laurose for a full days labor to address the first half of the tree maintenance report. We will then determine further action.

I. Rental regulations

A discussion took place to determine the number of allowable rentals in Whispering Woods. Currently there are 7 renters out of 47 units. Karen mentioned that up to 20% is the norm. Discussion will continue at the next meeting.

J. Miscellaneous items.

1. David C. suggested we switch from Sherwin Williams to Valspar paint as Valspar provides a tremendous community service by sponsoring the Valspar Open golf tournament. David will look into price comparisons.
2. Ruby at 1890 was approved for having her son remove a tree at her home.
3. Dan mentioned the decaying electrical junction boxes in the development. Dan will contact Duke Energy to determine if they require replacement.
4. Karen mentioned there is a budget workshop in September at 6pm in their Sunset Road office to prepare for the October budget meeting.

Next meeting will be the third Wednesday of June.

Meeting was adjourned at 7:49pm.