

WHISPERING WOODS HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

WEDNESDAY, March 20, 2024

1. **Call to Order:** The meeting was called to order by President Beth Hovind at 6:03 p.m. with the following Directors in attendance representing a quorum: Beth Hovind-President, David Chamberlain-Vice President, Renee Katsaras-Treasurer, George Lewis, Director and Gary Letiecq, Director. Also, in attendance Magda Hatka, Ameri-tech Property Management.
2. **Proof of Notice of Meeting-Quorum established**
3. **Approval of Minutes:** Minutes from the February 21, 2024 were missing board approval of pepper tree removal for \$750.00. Renee Katsaras moved to waive the reading of the minutes from the meeting on February 21, 2024 and accept the minutes with amendment to include board vote and acceptance of \$750 for pepper tree removal; Seconded by George Lewis; approved unanimously.
4. **Treasurer's Report:** Renee Katsaras gave the account balances in both the operating and deferred maintenance checking accounts. As of February 29, 2024 the operating account had \$8,846.75 and the balance in the deferred maintenance account was \$27,697.40.
5. **Manager's Report:**
 - One unit delinquent 30 + days as of February 29, 2024.
 - Hilb Group of Florida was not able to provide association with Wind Coverage for the common grounds. Association currently only has General Liability, Crime and Directors and Officers coverage.
 - Lift Station- Routine service visit by company indicated that 2nd pump is making metal to metal noise and bearings are bad. Replacement is recommended.
 - 1869 Unit was rented and information on family moving in April 1st was received
 - Reviewed YTD Budget line items and discussion of negative variance \$7,372.81
 - Inquired on bids for pool resurfacing, lake restoration and insurance.
6. **Unfinished Business:**
 - a. **Tennis Court refurbishment**-Tabled
 - b. **Spectrum ROE Agreement**

- c. **Proxy Rental limits review**-The number of Proxies received regarding rental limits were reviewed.

7. New Businss

- a. FPAT:The association's insurance was renewed in February without wind coverage. George Lewis made a motion to approve Felten Property Assessment Team for association's property inspection so that they can provide an updated insurance valuation and wind mitigation report for \$650.00 so that proper coverage for the association can be obtained. David Chamberlain, 2nd the motion, all in favor.
 - b. Lift Station 2nd Pump- last routine service visit indicated that the older pump is now making metal to metal noise and that the bearings are going bad and replacement is recommended. David Chamberlain made a motion to set a notice of special assessment meeting for April to decide on a \$500 assessment per unit for the replacement and installation of two lift stations.
 - c. Millenium- Meeting with Millenium, the association's new vendor for groundskeeping, is scheduled for March 22nd at 10:00 a.m.
 - d. 2023 Financials were reviewed
 - e. Deferred Maintenance Schedule- The board reviewed and discussed a very detailed and thorough deferred maintenance schedule that Gary Letiecq prepared of all the association's common area elements. The schedule indicated timing of replacement for each item with monthly dollar amount needed. To be discussed further and reviewed with changes suggested.
- 8. Homeowner Questions/Comments Regarding Agenda Items.** David Chamberlain updated the board with exact paint codes received from Lowes on the Valspar paint for the association's colors. Magda to post on association's website.
- 9. Next Meeting Date: Next meeting scheduled for April 17, 2024.**
- 10. Adjournment:** There being no other business, the meeting was adjourned. David Chamberlain made a motion to adjourn the meeting at 7:45 p.m. George Lewis, 2nd motion, all in favor.

