

WHISPERING WOODS HOMEOWNERS ASSOCIATION, INC.

JANUARY 17, 2024

Amendment Meeting:

1. **Call to Order:** Meeting called to order: 6:06 p.m.
2. **Certifying of Proxies and Established Quorum of Membership**
3. **Proof of Notice Established**
4. **New Business:**
 - a. **Voting Results of Amendment Change:** 75% of owner approval needed. Association will hold voting open for 90 days to allow time to solicit owners who have not responded.

Annual Meeting:

1. **Call to Order:** Meeting called to order: 6:12 p.m.
2. **Beth Hovind** served as Chairperson of the annual meeting
3. **Proof of Notice of Meeting:** 2 different notices were sent by Ameritech Management company to all member.
4. **Certifying of Proxies & Establish Quorum:** Quorum of owners met by attendance and proxy.
5. **Read or Waive Minutes of Last Members Meeting:** Pat King made a motion to waive the reading of the last members meeting from January 2023, Don Powers 2nd , All in Favor. Motion passed.
6. **Election of New Directors**
 - Call for Candidate Nominations from the Floor:** Beth Hovind nominated Gary Letiecq. Gary accepted.
 - Introduction of Candidates:** Current board members Beth Hovind, David Chamberlain, George Lewis, Dan Carulli and Renee Katsaras agreed to continue to serve for the 2024.
 - Close of Nominations:** Beth Hovind made a motion to close the ballot for nominations to the current board members listed and Gary Letiecq, All in Favor.

7. New Business

-Open Forum:

-Groundskeeping issue behind unit 1866 to be addressed by Landscaping committee.

-Tennis Court-Further investigation to be done

8. Adjournment: Pat King made a motion to adjourn the annual meeting at 6:21 p.m.,

George Lewis 2nd, All in Favor.

Organizational Meeting:

1. **Call to Order:** Meeting called to order: 6:22 p.m.
2. **Roll Call:** Beth Hovind, David Chamberlain, George Lewis, Renee Katsaras, Gary Letiecq and Magda Hatka Of Ameritech Property Management Company.
3. **Election of Officers: Officers for 2024:** Beth Hovind-President, George Lewis-Vice President, Dan Carulli-Secretary, Renee Katsaras-Treasurer, David Chamberlain-Director and Gary Letiecq-Director. David Chamberlain made a motion to approve officers, George Lewis 2nd, All in Favor, Motion passed.

Board Meeting:

1. **Call to Order:** Beth Hovind called meeting to order at 6:31 p.m.
2. **Proof Notice of Meeting/Determination of a quorum:** Beth Hovind, David Chamberlain, George Lewis, Gary Letiecq and Renee Katsaras present. Quorum established.
3. **Approval of December 20th 2023 Meeting Minutes:** David Chamberlain made a motion to approve the minutes from December 20th meeting, George Lewis 2nd., All in favor.
4. **Officers Report:** Renee Katsaras reported balances in the Operating account as of December 31, 2023 to be \$13,980.65 and in the Deferred Maintenance Account \$25,874.50.
5. **Manager's Report:**
 - Deck on common area has been removed.
 - Leak in Ladies bathroom at pool has been repaired.
 - Discussion about Right of Entry with Spectrum

6. Unfinished Business

Contracts 2024

Bayside Pool Service- Renee Katsaras made a motion to accept the monthly pool service fee of \$500 from Bayside Pool Service, David Chamberlain 2nd, all in favor. Motion passed

Spectrum ROE Agreement-Further information needed. Tabled until February meeting.

Paint Company-David Chamberlain made a motion to switch to Valspar paint for association colors, George Lewis 2nd. All in favor. Motion passed. Valspar Paint for outside of units can be obtained from Lowes. 5-gallon paint will have a discounted price. 1 gallon of paint will be at cost.

7. New Business

- a. **Lift Station-**One of the lift stations is not working. Magda has contacted Ryan Eskew of Sewage Services who will determine if repairs can be made or if replacement is needed.
 - b. **Proper Cut Tree Care Invoice-** Invoice for \$1000 approved for removal of pepper trees approved at last meeting.
8. **Homeowner Questions/Comments Regarding Agenda Items-** none
 9. **Next Meeting Date:** Next meeting scheduled for **February 21, 2024.**
 10. **Adjournment:** Beth Hovind moved to adjourn meeting at 7:00 p.m. David Chamberlain 2nd.

