

WHISPERING WOODS HOMEOWNERS ASSOCIATION, INC.

ANNUAL MEMBERS MEETING AND ELECTION OF DIRECTORS

To All WHISPERING WOODS HOMEOWNERS ASSOCIATION, INC. MEMBERS,

The **ANNUAL MEETING** of **WHISPERING WOODS HOMEOWNERS ASSOCIATION, INC.** will be held at the following DATE, TIME and LOCATION:

- **DATE / TIME: WEDNESDAY, JANUARY 28, 2026 AT 6:00 PM**
- **LOCATION: Pool**

The purpose of the Annual Meeting is to elect directors and to conduct any other business as permitted by Florida Statutes and the governing documents of the Association. Nominations for Directors can be self-nominated or can be taken from the floor. So far, we have received intent from 1. BOSLEY, LARRY C. 2. CARULLI, DANIEL 3. COLE, CLARENCE 4. O'CONNOR, MARY ANN 5. PHILLIPS, JR. ROBERT L. Any homeowner or other eligible person may nominate any other homeowner or eligible person, if written permission has been given from the person being nominated. Agenda items are as follows:

1. **Call to Order**
2. Appoint Chairperson of the Meeting
3. Proof of Notice of the Meeting
4. Certifying of Proxies & Establish Quorum
5. Read or Waive Minutes of Last Members' Meeting
6. Election of New Directors
 - Call for Candidate Nominations from the Floor
 - Introduction of Candidates
 - Close of Nominations
 - Appointment of Persons to Assist in Counting Ballots
 - Casting of Ballot
7. New Business
 - Open Forum
 - Announcement & Seating of New Board
8. **Adjournment**

A quorum of Association Members must be present, in person or by proxy, at the meeting in order for the business of the Association to be conducted. It is therefore **VERY IMPORTANT** that you either attend the meeting or provide a proxy, in order for the Association to conduct business.

The Organizational Meeting for the new Board will be held immediately following the Annual Meeting.

Mailed: January 12, 2026

BY ORDER OF THE BOARD OF DIRECTORS
MAGDA HATKA, LCAM

WHISPERING WOODS HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS

ORGANIZATIONAL MEETING

NOTICE is hereby given that the Board of Directors is holding a meeting at the following DATE, TIME and LOCATION:

- **DATE / TIME: Wednesday, January 28, 2026**
Immediately following the 6:00 PM Annual Membership Meeting
- **LOCATION: Pool House**

Agenda

1. **Call to Order**
2. **Appoint Chairperson of the Meeting**
3. **Appoint Officer Positions**
 - (1) President; (2) Vice President; (3) Treasurer; (4) Secretary
4. **Adjournment**

ALL OWNERS ARE WELCOME TO ATTEND

BY ORDER OF THE BOARD OF DIRECTORS
MAGDA HATKA, LCAM

PROXY WILL ALSO BE USED TO ESTABLISH A QUORUM

WHISPERING WOODS HOMEOWNERS ASSOCIATION, INC.
PROXY

The undersigned owner(s) or designated vote of Unit/ Address _____

_____ in **WHISPERING WOODS HOMEOWNERS ASSOCIATION, INC.** hereby appoints the **Secretary** of the Association or _____ as my proxyholder to **ATTEND** the Annual Membership Meeting of **WHISPERING WOODS HOMEOWNERS ASSOCIATION, INC.** to be held at **on Wednesday, January 28, 2026 at 6:00 PM in the Pool Area.**

The proxyholder named above has the authority to vote and act for me to the same extent that I would, if personally present, with power of substitution, including the establishment of a quorum, in all matters before the membership, except that my proxyholder's authority is limited as indicated below:

GENERAL POWERS: You may choose to grant general powers. Check "General Powers" if you want your proxyholder to vote on other issues which might come up at the meeting and for which a limited proxy is not required.

_____ I authorize and instruct my proxyholder to use his or her best judgement on all other matters which properly come before the meeting and for which a general proxy may be used.

Signature of Owner or Designated Voter:

Signature of Co-Owner

Date:

Print Name:

Print Name:

Date:

SUBSTITUTION OF PROXYHOLDER

The undersigned, appointed as proxyholder above, designates _____

To substitute for me in voting the proxy set forth above.

(Print Name)

Dated: _____

(Signature of Proxyholder)

This proxy is revocable by the unit owner and is valid only for the meeting for which it is given and any lawful adjournment. In no event is the proxy valid for more than ninety (90) days from the date of the original meeting for which it was given.

Larry Bosley Information

Larry Bosley a candidate for the Board at Whispering Woods Homeowners Association.

Occupation: Owner, CEO (My son, Geoffrey, is the Chief Financial Officer and Business Partner)

Home Address: 964 Huntsman Path Kennett Square PA 19348

Telephone: 610-608-1008

Business Address: 326 W. Cedar St Kennett Square, PA 19348

Business Name: LGB Properties, LLC A real estate investment company investing in commercial properties in southeastern Pennsylvania. The size properties range from 10,000 square feet to 50,000 square feet and house restaurants, daycare, retail shops, offices and apartments. We own and manage all of our properties. In addition, we manage all renovations and construction of our properties. In the past, LGB Properties owned and operated several residential properties in the Clearwater, Florida area but sold those properties because of the issues with the management on a routine basis.

Personal Information: Larry has been married for over 50 years to Irene Bosley. We have 2 children and 3 grandchildren. Our son, Geoffrey, works with our business and our daughter is Global HR Director for an international company. Our Grandchildren are in elementary and middle school in Kennett Square, PA.

Education: Larry has a Bachelor's degree, two (2) Masters Degrees and a Doctorate in Management from Rutgers University. Before starting the real estate

business, Larry was the Superintendent of Schools in Kennett Square for 20 years and worked as a consultant for tech companies for five years.

Hobbies and Interests:

Larry is a Philadelphia Phillies fan and has coached baseball at every level from little league to high school. He also is a football fan with a large interest in the Dallas Cowboys. He spends many hours with his grandchildren, especially the boys who play baseball and football. Larry is an avid reader, especially non-fiction books on politics.

Clarence Cole

I have been a resident and owner in Whispering Woods for about 3 years.

I am retiring in Dec of 2026.

I live at 1990 Whispering Way and have been a resident of Florida for 77 years. I have worked as a pilot and aircraft mechanic for over 50 years and have managed and budgeted corporate aviation departments for over 30 years .

I have completed the mandatory 4 hour course for being on a HOA board.

I plan to attend the meeting on Oct 15th.

My cell phone is 727 403 0586

Email is ccole@cisneros.com

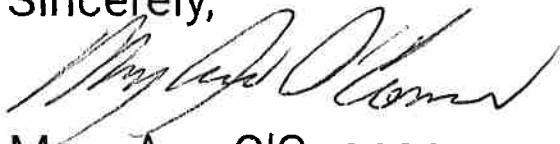
Hello Whispering Woods Association,

My name is Mary Ann O'Connor and have just moved in the neighborhood in July 2024. I have lived all my life in Ohio and am happy to call Florida my home. I have always lived in a community that had a home owners association. This would be my first time getting involved with an association. I realize that it is a thankless job, but I think it is important that we all try to get involved in some way, big or small. I am also not interested in the state taking over.

I would be interested in the Treasurers position. I do have an Associates in Accounting and a Bachelors of Science Degree in Business Management. Although it has been years ago, I have done accounting for Pepsi from accounts receivable, general ledger, to cost accounting. I am a numbers person and have the basic knowledge of how numbers work in the accounting system. I would be happy to get involved and make some improvements in our neighborhood.

Everyone I have met so far have been great people. I think we all just want to keep the neighborhood safe and looking good, without raising our fees. I would be happy to help.

Sincerely,



Mary Ann O'Connor

"Notice of Intent to be a Candidate for the Board"

SELF NOMINATION. () I, _____ hereby nominate myself as a candidate for election to the Whispering Woods Homeowners Association, Inc. Board of Directors.

DATE: _____ **UNIT #:** _____

SIGNATURE: _____
(Signature of candidate)

ADDRESS: _____

CITY/STATE: _____

TELEPHONE NUMBER _____

I am aware that the following requirements are expected from me if I am elected:

TRANSPARENCY ACT: As a Director I must submit a photocopy of my non-expired driver's license or passport verifying name, date of birth, address, and unique identifier of the document (driver's license number or passport number).

EDUCATION REQUIREMENT: Newly elected or appointed HOA Directors must submit a certificate that they have completed a department-approved educational course within 90 days of their election or appointment to the board.

CERTIFICATION VALIDITY: The completion certificate is valid for 4 years.

RECURRING EDUCATION: Directors must complete the course every 4 years.

COURSE CONTENT: Training includes financial literacy, transparency, recordkeeping, fines, and meeting notices.

CONTINUING EDUCATION: Directors of associations with fewer than 2500 parcels need 4 hours annually. 2500 or more parcels need 8 hours annually. Non-compliant directors are suspended until they meet the requirements. The board may temporarily fill vacancies during suspensions.

RECORDKEEPING: Associations must retain educational certificates for 5 years for member inspection. Lack of certifications on file does not invalidate board actions.

I AM () AM NOT () enclosing an information sheet about myself.

I understand that I am responsible for the accuracy of the information contained in my Information Sheet.

Return to: **WHISPERING WOODS HOMEOWNERS ASSOCIATION, INC.**
C/O AMERI-TECH COMMUNITY MANAGEMENT PARTNERS, LLC.
5434 GRAND BOULEVARD
NEW PORT RICHEY, FL 34652