

Whispering Woods BOD meeting
October 22, 2024
Meeting held via Zoom

The meeting commenced at 6:05pm.

Beth, David O., George, Dan, Renee and Magna in attendance. A quorum was established.

Managers report

1. Millenium Landscaping filed a Notice to Owner for the balance due on irrigation repairs they performed. The board agreed to remit payment to them in the amount of \$680. Renee motioned and Dan seconded.
2. Mendoza Brothers removed a large branch from 1904 Whispering Way at a cost of \$250.
3. Red Tree Landscaping removed a large damaged tree at 1864 Whispering Way at a cost of \$5500. Payment was approved by the board unanimously.
4. Although we were fortunate to escape the heavy wrath of hurricanes Helene and Milton there was a substantial amount of tree removal that is necessary. To date the following tree projects were completed:
 - A. 1882 hanging branch removal. \$1900
 - B. 1906 dead pine tree removal. \$1800
 - C. 1898/1900 pine tree removal. \$2200
 - D. 1908 removal of oak tree. \$1850

The above jobs were board approved and payment was tendered.

The following tree projects were approved by the board and will be completed in a timely manner. We will contract with Red Tree to provide the following:

- A. 1900 oak tree overhanging home. \$1600
- B. Bird of Paradise on fence along Carlton road. \$1650
- C. 1994, Fallen Oak tree \$3900

The Oak tree behind 1994 and 1992 will be delayed until last as the tree does not threaten any residences.

It should be noted that the approximate \$17000 to \$20000 costs associated with tree maintenance were covered by the tree removal budget reserves of the association. Due to sound financial planning by the board the community was able to absorb the unexpected costs associated with the storms.

Board members input

1. Pat King has met with Red Tree regarding our irrigation system. Red tree tested all zones and had to replace a missing valve. In addition we will be resuming our regular schedule of Friday and Sunday.
2. David O. suggested we pressure wash the driveways and sidewalks in the community. Dan motioned and George seconded.
3. Gary provided a long term assessment of our communities financial outlays in order to prevent any large special assessments down the road. It provides the board a foundation for future planning.
4. Dan will be reaching out to several tennis court contractors to repair, repaint and install a new net on the court.

2025 Budget

After discussing the 2025 budget the Board approved a \$10 monthly increase so the new monthly HOA fee for 2025 will be \$405.

2024 was a tough year financially but the boards fiscal diligence paved the way for such a small increase. Renee moved that the 2025 budget be approved and the board agreed unanimously.

The 2025 BOD and budget meeting will be on November 21, 2024 at the clubhouse. David O. motioned that future meetings be held at the clubhouse and not through Zoom. Dan seconded the motion.

The meeting ended at 7:20pm.