

The Wednesday November 20 meeting at the clubhouse combined the 2025 budget adoption as well as the Board of Directors meeting.

A. Budget adoption meeting

The budget adoption meeting commenced at 6:05 pm with Renee, David C., George, Gary and Dan in attendance.

Thus a quorum was established. Budget approval was motioned by Renee and seconded by Dan . New maintenance fees of \$405 per unit/ per month.

There were ten homeowners in attendance as well as four proxies.

The excess fund rollover was also unanimously approved along with waiving financial reporting for 2025.

Magda mentioned that the financial reports from 2023 and 2024 were available to everyone on the Whispering Woods website.

A question was raised regarding removal of trees that were hazardous. There is uncertainty as to whether or not stump removal and the replanting of a new tree were noted in the bylaws. This will be researched prior to the December meeting.

The 2025 budget adoption meeting adjourned at 6:45 pm.

November 20th 2024 BOD meeting minutes

The Board of Directors meeting was called to order at 6:45 pm with a quorum established.

The approval of the October BOD minutes was motioned by Renee and seconded by David C. with unanimous board approval.

Renee reported that we had \$55472.08 in operating expenses and \$36322.98 in deferred maintenance.

Gary submitted a long term plan to prepare for future expenses and their effect on the monthly HOA fee. The adherence to such a plan will help to control future special assessment fees.

Magda's managers report was primarily concerned with her coordination with Red Tree Landscaping to get our irrigation system up and running again after suffering storm damage. Red Tree was able to temporarily get the system functioning until permanent repairs are made.

Pressure washing was scheduled and completed on November 19 and 20.

C. New business

1. Perimeter fence and hedging. Due to Pinellas county determining that we had to severely cut back our hedges we were left with a damaged and unsightly perimeter around the community. R.J. suggested a faux masonry fence around the property.

Dan offered to look into estimates for a new perimeter fence.

2. Road resealing. Our road is in need of resealing as certain portions are cracking and neglecting this will result in more costly future repairs. Magda will get an updated quote for the road sealing and present it at the next meeting.

3. Dan provided an estimate to repair and resurface the tennis court by Coastal Courts for \$17543. The board agreed not to prioritize the repair until matters such as the perimeter fence, road resealing, irrigation system repair and storm damage expenses are determined.

There was no further input and the meeting adjourned at 7:10 pm