

Whispering Woods HOA Association
Board of Directors Meeting
December 18, 2024

The meeting was called to order at 6pm with David O., David C., Beth, Renee, Gary, Dan and Magda in attendance.
A quorum was established.

The November 2024 meeting minutes were motioned by David O. and seconded by Gary. The board agreed unanimously.

Financials

1. Renee reported as of November 30 there was \$41420.13 in the operating budget and \$37253.97 in deferred maintenance.

Managers report

Magda reported the following:

1. Currently there are four delinquent homeowners and if payments are not received by December 20 they will be turned over to collections.
2. As of January 1, 2025 there will be a new tenant at 1926 Whispering Woods.
3. Red Tree landscaping sent the schedule for irrigation and irrigation maintenance
4. All Phase paving submitted a proposal for \$4750 to seal the road.

Unfinished Business

1. Tennis Court

Dan corresponded with Coastal Courts regarding the resurfacing of the tennis court. The court is in poor condition and the resurfacing will involve the removal of the raised areas due to tree roots, patching many structural cracks on the surface, installing a new net, and coating the court with an acrylic coating. Upon completion the court will be painted for both tennis and pickleball.

The project cost for this will be \$17543.

Since we will be unable to remove the existing surface a fiberglass membrane over the entire surface is recommended to reduce future deterioration. This would cost an additional \$5180.

2. Road resealing

The resealing of the community road surface was motioned by Dan and seconded by Gary. It was approved unanimously by the board.

3. Irrigation system and landscaping.

Of primary concern is the restoration of the beautiful landscaping throughout Whispering Woods. The multiple storms during the year damaged an already compromised system and attempts to provide temporary solutions are not working. In light of this Red Tree

Landscaping will be sending an irrigation expert to determine how to restore the system to its original function. The north end of the system will receive attention first as it is the area most affected. In conjunction with Red Tree a long term solution will be submitted for analysis and approval.

The current state of the system is intolerable and until resolution is achieved major projects such as the tennis court and perimeter fencing will not move forward.

The Whispering Woods Homeowners Association meeting and election of directors will take place on January 15 at 6pm at the pool house.

The meeting adjourned at 7pm with David O. motioning and Gary seconding with unanimous approval.