

WHISPERING WOODS HOA ASSOCIATION
BOARD OF DIRECTOR'S MEETING
JULY 23, 2025
MEETING AT 6PM
POOL CABANA

The meeting was called to order at 6:10pm and a quorum was established with David, Renee, Dan and Magda in attendance. Proof of notice of the meeting was established and the May 21, 2025 minutes were approved unanimously.

Officer reports

A. Renee reported that there was \$51,115.85 in Deferred Maintenance and \$10,654.69 in Operating Funds. During the meeting the board approved expenditures to David Swingle Lawn Care in the amount of \$8,185 and for the first phase of repairing and replanting our perimeter hedge by LaRouse Landscaping in the amount of \$11,650.

B. David was involved with inspecting our community with both David Swingle and Laurose and is moving our tree care, hedge repair and irrigation restoration in a solid direction. Needless to say David's efforts are greatly appreciated.

C. Dan met with Billy from H2O pressure washing to power wash the tennis court prior to repainting. After careful inspection of the court, it is noticeable that the court is in poor, and unsafe condition. Repeated power washings will only make the situation worse. The only viable solution will be to repair, refinish and repaint the court to allow for both tennis and pickleball at an estimated cost of \$20,000 to \$25,000. Such an expenditure would severely diminish our maintenance account and as our intent is to maintain a \$20,000 balance for likely and unexpected future issues the court repair will be put on hold.

Unfinished business

As mentioned earlier there were two estimates approved by the board:

1. David Swingle Lawn Care was approved for \$8,185 for tree trimming and also tree removal from approximately 13 homes in the community. This was motioned by Dan and seconded by David.

2. LaRose Landscaping was approved for \$11,650 to begin the first phase of the perimeter hedge repair. This was motioned by David and seconded by Dan.

Manager's report

Magda reported the following:

1. Due to unnecessary debris in our pump station drainage lines we had to pay \$1000 for its removal. A letter was sent to homeowners to be more diligent when flushing items that could create this problem.

2. Our new sanitation service, Solar Sanitation, will begin service of Friday, August 1, and the new pickup days will be Tuesday and Friday.

3. There was considerable discussion regarding the maintenance of the electrical meters and enclosures throughout the community. The responsibility for the maintenance of these units was submitted to legal counsel, and it was concluded that our bylaws state that repairs to such units are the responsibility of the homeowner.

The meeting concluded with a discussion on the upcoming meetings to draft our 2026 budget. When the 2025 budget was drawn in late 2024 we had no idea how tumultuous 2025 would be. Mainly due to the aftermath of two hurricanes an extensive list of unbudgeted repairs emerged. Tree maintenance alone costs nearly \$30,000 and we are still dealing with restoring our irrigation system. Considering this we need to rethink how our budget should be drawn. Some, but certainly not all, of the considerations are as follows:

1. Discussion about if there is an need to increase deferred maintenance limits to allow probable future hurricanes.
2. Root intrusion to our water network will be an ongoing expense. In 2025 we spent \$13,250 on repairing several issues and can only expect future occurrences.
3. The repair of the tennis court remains a lingering issue and further thought needs to be tabled to determine its outcome.

To get a better understanding of the situation Magda is going to develop a financial report listing unforeseen expenditures during the 2025 calendar year. This information will help us develop the 2026 budget and to conduct the Budget workshop at Ameritech office.

There were homeowner questions or comments and the meeting adjourned at 7:20pm.

The Next Board of Directors meeting TBD