Whispering Woods HOA Association
Board of Directors Meeting
11/18/2026
Meeting at 6PM
POOL CABANA

Zoom meeting

Meeting ID: 832 0679 8363

Passcode: 213686

1. Call to Order
2. Proof of Notice of Meeting
3. Approval of 10/21/.2026 Meeting Minutes
4. President Report
5. Treasurer Report
6. Manager Report
7. Unfinished Business
    - Lake Soil erosion – French drain
    - Electrical Boxes – Special Assessment update
    - 1864 Garden and rail roads with proper draining
    - Pressure washing of the property
8. New Business
    - 1982 & 1984 Hazard – damaged by Spectrum
    - Christmas Decorations
    - Pool House – Wi-Fi – cameras

Homeowner Questions/Comments Regarding Agenda Items.

Next meeting:

Annual Meeting , January 21st 2027

Adjournment

Whispering Woods Homeowners Association Meeting Minutes for October 21, 2026

The October 21, 2026 Whispering Woods Homeowners Association meeting was called to order at 6:11 PM at the pool clubhouse by President Bob Phillips. Board members present were: Pat Kavanaugh, Marianne O'Connor and Bob Phillips. The agenda for this meeting was posted a week before the meeting by Pat at the pool and near mailboxes on the northern and southern ends of the community. In addition, Management confirmed that a meeting notice was emailed to the owners.

The minutes for the September 16, 2026 meeting were approved by the Board with the reading of the minutes waived.

President's Report: Bob reported progress on the electrical boxes replacement, tree trimming and communication improvements. Wi-Fi is now available at the pool house and network name and password will be distributed soon. Residents were encouraged to submit maintenance requests through the owner portal so that the Board and Management can track issues, identify reoccurring problems and document completed work. Portal access instructions will be included in a newsletter very soon.

Treasurer Report: Reported balances for: Operating Account $21,037.01 Reserve Account $69,412.04 Total $90,449.05. Overall position looks good but emphasizes continues to be careful reviews and spending.

Manager's Report: Magda reported that the members seem to be pleased with the maintenance work being completed. She also reported that two violation letter were sent during the month and both owners addressed the concerns. A seasonal newsletter will be sent soon to remind residents to maintain driveways, rear patios, and areas around air-conditioning equipment, particularly where mildew and algae can accumulate. Community pressure washing is planned for mid-November, before holiday decorations are installed. Management will provide contractor information so owners can inquire about additional work at their own expense.

Unfinished Business: Owners electrical boxes. One set of electrical boxes have been completed. The work is being planned for the second set to be completed. The company applied for the County permit that takes 30 to 60 days then they must schedule the power shut down with Duke Power. The homeowners affected will be provide the dates in advance for their planning. President Bob is coordinating the work. The work will probably not begin until November after the hurricane season is complete.

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New Business:

Drainage near 1908: A proposal from Anchor Lawn Care for $1,325 was presented to drainage piping toward the pond and repair the affected erosion areas. A motion to proceed was made and seconded, with payment to be made from operating funds. Passed unanimously.

Railroad-Tie and Drainage project: An approximately $7,000.00 proposal was discussed for replacing deteriorated railroad landscaping ties and installing drainage improvements. The board will obtain additional bids and explore a more durable alternative before making a decision. The property address for this project Unit 1872. A inspection and photographs are requested for the project. More research to be completed.

Proposed 2027 Budget:

The proposed budget will be mailed and emailed to owners with the meeting agenda for November 18, 2026. The proposed budget includes:

- A $13.00 monthly maintenance fee increase bringing the proposed fee to $458.00 monthly.
- Funding for two additional electric box replacements with the goal of continuing replacements over time without another special assessment.
- Approximately $18,000 for unforeseen expenses.
- Continued reserve contributions for paving, maintenance on the pool and the pool house.

One electrical box replacement has been completed with existing special assessment funds available for another priority replacement. The 2027 budget was discussed as a proposal, not adopted at this meeting. Budget adoption is scheduled for November 18, 2026 meeting.

Other Concerns and Follow-up:

- **Pool:** Check the heater setting, follow-up with the pool company about a temperature of approximately 84 degrees F, and replace the missing or damaged thermometer. Residents noted improved pool cleanliness.
- **Sidewalks:** Plan to walk the property, identify and mark tripping hazards, and evaluate repair, including concerns near 1908 and 1980.
- **Driveways:** Discussion of crack repairs and possible phased replacement was deferred to the next meeting. Management will consider including maintenance recommendations in the newsletter; responsibility for maintence verses HOA replacement remains to be clarified.
- **Lighting:** Nonworking lights have already been reported for service.

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- **Property Records:** A resident offered an original development plan for future reference.

A motion to adjourn was made and accepted.

Meeting Calendar: The next regular Board meeting is scheduled for November 18, 2026 at 6 PM and the pool house.

Respectfully submitted

Larry Bosley

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