

Whispering Woods Homeowners Association

Meeting Minutes for June 17, 2026

The June 17, 2026 Whispering Woods HOA meeting was called to order at 6:08 PM at the pool clubhouse by President Bob Phillips. Board members present were Robert (Bob) Phillips, Larry Bosley and Pat Kavanaugh. The agenda for the meeting was posted a week before the meeting by Pat at the pool and near mailboxes on the southern and northern side of the community.

The minutes for the May 20, 2026 meeting were approved by the Board.

The regular meeting for June was suspended since the only agenda item was the Special Assessment Meeting. Notice of the Special Assessment Meeting was sent via U. S. Mail by Magda, manager with Ameri-Tech Community Management, Inc. In addition, President Bob sent a text message with pictures to each homeowner that Bob has on his list. The agenda for this special meeting was replacement or modification included in the mailing and the text. The meeting is to approve a one-time special assessment of \$404.26 to repair the electrical boxes that are a danger to our community. Bob explained that the Board through review of the Community By-Laws has determined that the electrical meter boxes are the responsibility of the HOA, the lines from the meter boxes to the homes are the homeowners responsibility and leading into the meter boxes are Duke energy responsibility. The agenda for the meeting was included in the Special Meeting notice sent by Magda. Approximately ten members attended the meeting in person and there was one who attended electronically. Bob explained that the special assessment will be \$404.26 per unit. As explained multiple times, the purpose of the assessment will be to replace the electrical meter boxes for units 1915, 1917, 1919, 1921, 1923, 1925 and 1900, 1902, 1904, 1906, 1908. While all of the electrical boxes in the community need some level of replacement or modification, these boxes need replacement now because they cause a danger to the community.

The cost to replace all of the boxes in the entire community now would be \$87,000 but the cost to repair those listed above is \$19,000. Bob secured bids from three electrical companies with the lowest bid from Z Electric Power Solutions. That bid is the recommended bid. Bob said that the remaining boxes will be replaced or modified on as needed basis using the normal budgeting process.

The Board approved unanimously to accept the bid from Z Power Solutions to repair the meter boxes for the units listed above to begin as soon as feasible. The Board approved unanimously the assessment of \$404.26 for each unit that would be due upon

receipt. Bob made the motion to approve the assessment, Larry second and approved unanimously. However, the Board recognizes that there may be some member with a hardship to pay the assessment. The Board approved that member that are experiencing a hardship may contact the management office to arrange for a four month option meaning the bill can be paid in 4 installments over the next four months.

It was explained that the Board chose the one time assessment over raising HOA fees since raising those fees would be a permanent cost increase. Everyone attending had the opportunity to ask any questions. There were few questions asked about the assessment.

Bob said that there will be updated financial statements available showing all funds with the special assessment as a line item. The Board is very concerned regarding the maintenance items that need to be completed and the budget we have available. There are items that has not been addressed over the years and are now becoming critical to maintain our beautiful community. The Board is committed to spending money in the most effective way possible. There will be maintenance work completed on the electrical boxes that are not being replaced to extend the there usefulness. There is tree work that will be completed in the very near future. These are trees that pose a treat to people and property. Homeowners that see work that needs to be completed should go to the website and complete a workorder.

Two comments from homeowners as the meeting closed was that the pool needs to be cleaned better and shrubbery needs to be trimmed throughout the property.

Meeting adjourned at 6:40 PM

Respectfully Submitted,

Larry Bosley