

Whispering Woods Homeowners Association

Meeting Minutes for May 20, 2026

The May 20, 2026 Whispering Woods HOA meeting was called to order by President Bob Phillips at 6:00 PM at the pool clubhouse. Board members present were Robert (Bob) Phillips, Larry Bosley (via speakerphone), Marianna O'Connor and Pat Kavanaugh. The agenda for the meeting was posted a week before the meeting by Pat at the pool and near the mailboxes on the southern and northern side of the community. In addition a message was sent electronically to all members of the community.

\The minutes for the April 15, 2026 meeting were approved by the Board.

President Report: President Bob recognized Marianna and Pat for the excellent progress on the tree trimming work that needs to be completed. Bob also said that the Board is continuing to work through the vendor list for maintenance projects that must be completed and to prioritize work to be completed before the hurricane season and during the rainy periods. There will be attention to reviewing the landscaper contract and resolve reoccurring small issues concerning timing, scope, and extra charges.

Treasurer Report: Reported balances for: Operating Account \$14,840.61. Reserve Account \$38,784.75 with Total \$53,625.36. Board discussed impact of using reserve funds for immediate not emergency repairs and the need to avoid depleting reserves over the long term.

Managers Report: Financial report mailed individual accounts to the Board on May 11 with corrections, no accounts in collections. New lease starting June 1 at 1890 Whispering Way, tenant has ESA documentation. Landscaping issues highlighted:1) Tennis court cleaning/trimming schedule inconsistent with contract (expected weekly during season). 2) Hedge trimming occurs every 6 to 8 weeks, landscaper reports routine trimming is done on schedule but homeowner report gaps in work. 3) Boston ferns overgrown in preserve areas. They are invasive and removal may occur with additional charges if owners request full removal verses routine trimming.4) Fuel costs increases causes vendor to add fuel charge (less than \$100 starting June 1). Those charges will be reviewed when fuel prices decline.

Old Business:

Electrical Boxes The electrical boxes that are rusted and are a danger to people and property need to be replaced. Three bids were obtained from local electrical companies. Lowest bid was Z Electric Power Solutions LLC from Clearwater, Florida. The immediate need is to replace those that are a danger. There are two large meter boxes for Units 1915, 1917, 1919, 1921, 1923, 1925 and 1900, 1902, 1904, 1906, 1908 that present immediate danger. The Board approved the award of this bid for a total of

\$19,000 with work to begin as soon as possible. The Board will discuss a special assessment to pay for this absolutely necessary maintenance work that has been on-going for a long period of time.

Tree Trimming: The Board approved the contract to remove a large dead pine tree located on the edge of our property and the reserve and other trees that are presenting a risk of injury to of injury to people or property. The bid approved for the work was awarded to David Swingle. Work to begin immediately.

New Business:

Special Assessment: The Board discussed the need for a special assessment to pay for the electrical boxes without depleting our reserve emergency funds. The hurricane season will soon be upon us. Board discussed options: a special assessment now or raising the annual maintenance fees that would continue each year. The Board discussed options and consensus of the Board was that the special assessment option was the best rather than raising the fees that would continue year after year. They then discussed the required next steps for a special assessment. The Board suggested that giving members the ability to spread the payments over the remainder of the year or they can make a one-time payment of the entire amount. Board agreed to place the special assessment option on the next agenda and to advise all members in a written communication of the special assessment vote at the next meeting. In addition, there will be a Zoom meeting option for the next meeting and for future meetings for any member who cannot attend in person. Information will be sent my Management Company to each member.

Homeowner Concerns/Comments:

A homeowner ask about the bids impacting monthly fees, Board reiterated that the purpose of a special assessment is to limit monthly fees. Board acknowledge that there are hardship concerns and that is why there will be the extended pay plan extending over the remainder of the year but also offering early payment option for people who are ready to pay now.

Board is going to revisit the long-range plan prepared by a previous Board member in order to incorporate capital items into the regular operating budget and prevent future need for special assessments.

The meeting was adjourned at 6:45 PM by President Bob.

Respectfully Submitted by

Larry Bosley