

# Whispering Woods Homeowners Association

## Meeting Minutes for July 15, 2026

The July 15, 2026 Whispering Woods Homeowners Association meeting was called to order at 6 PM at the pool clubhouse by President Bob Phillips. Board members present were: Pat Kavanaugh, Marianne O'Connor and Larry Bosley via Zoom. 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.

The minutes for the June 17, 2026 meeting were approved by the Board.

**President's Report:** Bob reported that the Board continues to look for ways to improve the maintenance work while being mindful of the budget. There were reports of snakes in some areas, Bob put some snake repellent in a few areas where reported. Bob also installed in the pool clubhouse a donated camera and TV along with materials for Zoom to be used for people who cannot attend the meetings in person. Magda installed the necessary software so that members can join the meetings using Zoom.

**Treasurer Report:** Reported balances for: Operating Account \$21,760.64 Reserve Account \$47,947.97. The assessment approved at the June meeting has been sent to the members.

**Manager's Report:** Magda reported that the members seem to be pleased with the maintenance work being completed. Unit 1913 has a new tenant moving in soon and Unit 1880 is for sale.

**Unfinished Business:** The electrical boxes that must be replaced and the reason for the assessment approved at last month's meeting is moving forward. The contractor has applied to the County for the permit. That process could take up to 60 days. As part of this work those meters must be clearly tagged with the units number. President Bob will coordinate with Z Electrical Contractor regarding the permit status and produce a schedule that is communicated with the homeowners since the work will require the electricity to be turned off for an extended period of time in those units.

**New Business:** Bob made a motion seconded by Larry that the Board should set aside money to repair the walls where the electrical boxes are attached for all of the units. It was discussed that about \$400 maximum for each one to be cleaned/repaired/spray algae and maybe painted. (about 5 gallons of paint each). Bob will meet with Jimmy (landscaper) to walk each concrete wall area to obtain a detailed estimate and set a schedule during the off-season to complete. There was also discussion regarding changing the landscaping around those walls.

1920 Whispering Woods Plumbing bill of \$2,049.43 for emergency service because a pipe had been cut and was leaking water. Based upon the pictures submitted by the contractor who fixed the leak, it appears that the pipe was cut by a shovel or some tool. Since the owner had people digging up ferns in that area, it was concluded that the owner's contractor did the damage and therefore should be responsible for the repair. The HOA management addressed the emergency after being called by the homeowner. The invoice will be placed on the homeowner ledger and they should pursue reimbursement from the contractor they hired. Bob made a motion that anytime homeowner hires work to be done and there is damage that homeowner will be responsible to pay especially if it is an emergency and the HOA must get involved. Second by Larry approved unanimously.

Laurose Lawn Inc charged \$400 for some landscaping clean up.

There was some discussion regarding converting some turf into mulch areas and creating some garden beds to reduce maintenance and control undergrowth. More landscaping planning later during the cooler months. No final decisions at this time.

Pool cover handle and cover replacement discussed. The pool cover handle will be covered with cloth to prevent it from getting so hot.

**Architectural Matters:** Bob motioned to approve architectural change for new roof at 1864 Whispering Way. Larry second Approved unanimously.

Unit 1880 Whispering Way pending sale. Board noted that seller must address special assessment prior to the sale.

Magda said that architectural approvals must be recorded in the minutes and enforcement of special assessment collections are collected on sales.

Discussion regarding volunteers vs paid work. Board prefers to minimize costs by doing some of the minor work by residents where it is safe but cautioned about liability. Paid vendors must provide clear descriptions of work completed with the invoice.

**Meeting and Calendar:** The next regular Board meeting is scheduled for September 16, 2026. Board has cancelled the August meeting. Budget workshop for October 2026. (Board will confirm date and distribute budget 14 days prior to meeting date.)

Respectfully submitted

Larry Bosley