

Whispering Woods budget adoption meeting  
Wednesday, November 19, 2025  
6:00pm at the clubhouse

The purpose of this meeting was to establish final approval and adoption of the 2026 budget. In addition annual assessment and/or maintenance fees were presented.

The meeting was called to order at 6:05pm and Dan was appointed chairperson of the meeting. A quorum was established as eighteen homeowners were in attendance.

Several homeowners voiced concerns over the following:

1. The projected increase in landscape service, landscape improvements and maintenance of drains within the community.
2. Excess projections within the proposed budget.
3. Management oversight on completed projects.

Magda explained to the group that such projections were made based on previous budgets, an increase in maintenance costs, and that our management company provides monthly visits to verify proper completion of the various projects. Regarding the choice of contractors while we try to provide the most cost effective options, we have learned that lower cost options often result in lower quality work. The board, along with our management company, always vote on what they feel is the most effective use of financial resources for all homeowners. In a community approaching forty years old there is never a lack of projects and concerns to address.

Upon completion of questions from the homeowners the 2026 budget was approved unanimously by the board. Dan motioned its approval and David seconded.

The budget meeting ended at 6:40pm. Upon completion of the budget meeting the Board of Directors meeting commenced at 6:45pm.

Whispering Woods BOD meeting  
November 19, 2025  
6:00pm at the pool cabana

The BOD meeting was called to order at 6:45pm with David, Renee and Dan in attendance. A quorum was established and the proof of notice of the meeting and the approval of the 9/16/2025 minutes were motioned by Dan and seconded by David.

Unfinished business

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1. Tennis Court. Once again the tennis court refinishing had to be put on the back burner due to its estimated \$22000 cost. Alternate uses of the space included using the half of it that is not in disrepair as a pickle ball court with the other half up for discussion. Once an alternative use is found we may have to adjust the community bylaws to reflect such adjustments.

New business

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1. The installation and quarterly maintenance of the new fountain by Lake Doctors was \$11059. David motioned approval of the expense and Dan seconded.

This includes the sum of \$1899.78 by Sewage Service INC.

2. The main topic of discussion was the maintenance associated with the electrical boxes throughout our community. After 30+ years of use many of these boxes are in poor condition. This issue has been on the radar for quite some time and several homeowners believe that their repair is the responsibility of the HOA. We reached out to legal council on this and it was determined that each homeowner is responsible for their electrical service. It was decided that we would adhere to the status quo until more clarity is provided as to alternatives to rectify the situation.

The meeting adjourned at 7:35pm and the next meeting will be the annual meeting on January 21, 2026.