

Whispering Woods HOA Minutes

April 15, 2026 at 6:00 PM

Meeting was called to order by President Bob Phillips at 6:00 PM at the pool clubhouse. Board members present Robert Phillips, Larry Bosley via speakerphone, Marianne O'Connor and Pat Kavanaugh. The agenda for the meeting was posted at the pool and near the mailboxes on the north side of the community. It was pointed out that there are also on the mailboxes on the southern side of the community. Bob said he would see that there was a place to post the agenda there as well.

The minutes for the February 18, 2026 meeting was approved unanimously by the board. There was not an official meeting on Wednesday, March 18, 2026, but all members of the board were in attendance at a meeting and many residents attended the unofficial meeting at the pool clubhouse. President Bob explained that the meeting could not be considered official because the minutes had not been posted within the legal timeline. . Consequently, the meeting was informational only. The board explained all of the items that they have been working on since elected. The list discussed was the same items that will be discussed in the April board meeting.

The items on the agenda and discussed at the April 15, 2026 Board meeting are listed below.

President Report.: President Bob said the board has been working diligently on three maintenance items that have been on the board's list for several months prior to this Board election. Those items : 1) the deterioration, rusting of the electrical cabinets tre2) trees that pose a danger. (We had some large branches fall during the storm over the last month) 3) maintaining the beautiful look of our community.

Treasurer's Report. Reported balances operating \$16,381.00, Reserve \$34,198. Total. \$50,579. The board acknowledged that reserves will be used for operation and potential urgent repairs. But emphasized they want to avoid frequent HOA fee increases. It is recommend ed to hold at least \$25,000 in reserve for emergencies especially as the hurricane season approaches. Discussion highlighted the tradeoffs of that concept. Spending reserves now reduces long term reserve targets and may force fee increases in the future years. Special assessments remain a possibility as a tool instead of increased long term dues.

Managers Report: The financial picture is always a very important aspect of management. There are several significant maintenance items that are critical to be resolved in the next few weeks or months. Those items are the electrical box replacement and tree removal and trimming. Paragraph

Unfinished business. Bob expressed a priority to address the replacement of the electrical boxes for Unit 1917 and the others in that group. He intends to secure additional bids. The board voted unanimously to allow Bob to sign a contract as soon as possible to move forward with the replacement work. The target baseline is \$9500. That number is based on bids received earlier. We will be requesting three additional bids to be reviewed prior to the award.

New business: Trees and landscaping were discussed. Trees identified as a high risk to people and property. (Large limbs that could fall , lightning damage, (pine and other large trees) The priority included a tree behind Anita/Kevin unit, then others that require trimming. Two tree company representatives walked the property with Board members to review the required work. They are scheduled to provide the bid soon. Contractors must be licensed and bonded. Members reported during the meeting that there are landscaping issues overgrown trees, ferns, dead azaleas in addition to sprinkler problems. The overgrown trees and plants create safety issues. They also reported that rattlesnakes were reported near Unit 1911.

During the meeting, the board established spending priorities as follows: 1) electrical boxes 2) hazardous trees, 3) non urgent landscaping and plant paiaas well as painting mailboxes and repairs. Some tree work should be completed before hurricane, season advice from member: that 60% or 70% of the tree work done before hurricane season begins. Emergency tree work should be completed as soon as possible. The large pine tree that has been dead for some time poses a risk to houses near its location.

Homeowner questions and comments. Poll heater has been repaired multiple times. Members reported misuse by heater set up to 100°F which poses health and safety concerns. Board agreed: that the heaters should not be run year round or at extremely high points. **Board Action** Lock and Secure the Heater Controls Board member Bob volunteered to contact maintenance to lock the heater to prevent unauthorized abuse and establish a list of authorized people in the controlled space.

Pressure washing scheduled discussed. Usually, occurs in October. Current bids and timing were discussed. The bid of \$3500. It's recommended that furniture and the pool area

Be cleaned also. President Bob said there are plans for security cameras for the pool area.

Operations and communications. Board will post the agenda and mission statements, invisible mailbox locations to meet the required posting requirements, but more importantly to keep homeowners informed. Board exploring improved meeting access for homeowners who can attend, (Zoom and/or FaceTime) and will install a donated TV and Wi-Fi to support more homeowner participation. Plans to improve meeting room with AV Wi-Fi setup. Published maintenance schedules and improve homeowner communications are also being planned. The next board meeting will be Wednesday, May 20th, 2026 at 6:00 PM at the Pool Clubhouse.

Respectfully submitted.

Larry C Bosley. Secretary.