

Whispering Woods Homeowners Association Meeting

Minutes for September 16, 2026

The September 16, 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 Bob Phillips. 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 July 15, 2026 meeting were approved by the Board. The Board did not meet in August 2026.

President's Report: Bob reported that the Board continues to look for ways to improve the maintenance work while being mindful of the budget. Trim and cleanup some ground work areas were approved near unit 1911. The work completed with positive resident feedback. There was discussion to convert some turf area to mulch and create garden beds to reduce maintenance. Pool cover handle and cover replacement was discussed. Frank to add fabric/metal handle this week to address complaints of cover handle getting too hot. Pool cleaning benefitted from the recent heavy rain. Pool pump failures and prior emergency repairs noted as costly events that the Board needs to continuously monitor. Board will monitor pool maintenance budget as efficiently as possible. Bob to visit outside Unit 1971 and nearby Units to assess overgrowth, sprinkling issues, and any trimming and cleaning needed and report findings and recommendations to the Board. More information regarding the electrical boxes later.

Treasurer Report: Reported balances for: Operating Account \$21,760.64 Reserve Account \$47,979.97 Total \$69,740.61. Overall position looks good but emphasizes careful reviews and spending.

Manager's Report: Magda reported that the members seem to be pleased with the maintenance work being completed. A plumber the situation with the emergency plumbing problem discussed last meeting, Magda will identify and secure a plumber in the local area who can respond quickly and at reasonable costs for after hours plumbing emergencies. They should provide the Board with contact details with expected emergency trip cost and after-hour charges. Motion by Bob for Magda to secure the information second by Pat approved. Magda will also check maintenance reserves category to confirm money available to work on the electrical walls.

Unfinished Business: Owners electrical boxes. One set of electrical boxes have been completed. The work is being planned for the second set to be completed. The company applied for the County permit that takes 30 to 60 days then they must schedule the power shut down with Duke Power. The homeowners affected will be

provide the dates in advance for their planning. President Bob is coordinating the work. The work will probably not begin until November after the hurricane season is complete. Related to that electrical work, Bob will meet with Jimmy, the landscaper, to discuss the work to be completed regarding cleaning up the concrete walls supporting the electrical boxes. Bob and Jimmy will visit each wall to get a detailed price for cleaning (per wall price) for cleaning, painting, graveling around the base while cleaning up the growth. The plan is to set the price for the “off-season” that should be less expensive.

At last month’s meeting there was a motion to send a bill to the Home Owner. Below is the motion and explanation that was in the last minutes: **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 the problem is an emergency and the HOA must get involved. Second by Larry approved unanimously.**

Since that meeting Bob visited the site and spoke to the Owner, He felt that there was no liability on the workers nor the Owner based upon his observation and analysis of the area. Bob believes that the cut was there for some period of time and became evident by the small amount of work completed by the workmen. Bob recommended via a motion that the Board remove the charge from the owner and pay the emergency plumbing bill of \$2049.43. Motion seconded by Pat and approved.

New Business:

Architectural Matters:

Bob motioned to approve architectural change for new roof at 1864 Whispering Way. Approved unanimously.

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

There was discussion regarding erosion of soil from the rear rain gutters of the Units leading to the pond. Magda will investigate and report to the Board.

Falling tree limbs continue to be a problem. Trimming trees in a timely way may be the solution. In the interim cleaning up after a storm can get expensive. Board will continue to look for way to mitigate the cost.

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 Calendar: The next regular Board meeting is scheduled for October 21, 2026 at 6 PM and the pool house. Board has cancelled the August meeting. Budget workshop for October 2026.

Respectfully submitted

Larry Bosley