



**Call to order:** 6:10

**Previous Minutes Approval:** Secretary motioned to approve the March 27, 2025 meeting minutes, the Treasurer seconded the motion and the remaining board in attendance approved the motion.

**Board Attendees:** President/Co-Chair Operations - Sam Iandiorio, Vice President/Director ARC- Patty Crum, Treasurer-Jessica Kline, Secretary - Janet Chory, and Director of Landscaping – Jim LeClare.

**Resident Attendees:** Vanisha Patel Martin, Katie Molinaro, Bob Parker

**Old Business:**

The Annual Cook-out was discussed. The cook-out will start at 6 p.m. with set-up at 5:15. A pie baking contest is planned if there are at least 5 pies submitted, music will be provided via an iPhone/speakers, a resident is making an Afghan blanket & may be used as a door prize for best pie.

**Treasurer Report:**

Treasurer's WOHA report balances as of **4/17/25** are as follows - Builders Bond (\$12,986.00); Checking (\$31,582.49); Reserves (\$94,232.20), Pump Fund (\$17,437.75), and Road Replacement (\$42,514.85).

Treasurer noted the \$325 check for the repair of the damaged front gate sensors was received.

**Secretary Report:**

The Secretary highlighted that the annual cook-out e-invite and sign-up emails were sent out. Additional reminders will also be sent out in May.

VP noted that Florida HOA status requires the Directors to take an online webinar on HOA director roles and responsibilities. She will forward the email information for the Board members to complete the course. This course is required every 4 years and the written annual Director Declarations are no longer required.

**Landscaping Report:**

The Director highlighted that the spring clean-up was very successful. Over a dozen residents participated, and the front gate was a primary focus area. He suggested another clean-up later in the summer. He plans to focus on the 'beautification' on the various areas in the community to include the islands and rear area of Whispering Oaks Circle.

The Director noted that he will repair the flickering light on the Big Magnolia Court island. He has previously repaired it, but is still problematic. He stated that all the lights timers were re-set to the new daylight savings time.

Additionally, he also noted and revealed a photo of a Florida scorpion that was found on his lot. A suggestion was made to highlight this finding in our upcoming spring 'Whispering Stories' newsletter.

The Board discussed the recent tree/landscaping trimming on Ewing Street along Lot 50 near the Madrid gate. The Lot 50 homeowner expressed concern over the potential exposure and submitted a request for

the Association to pay for the installation of a fence. The various options were discussed including using landscaping as to mitigate any exposure. After lengthy discussion, the Secretary motioned not to fund a fence extension given the remaining landscaping obstructed access. The VP seconded the motion and the 2 board members agreed not to fund a new fence and 1 board member voted to fund a fence. With the majority (4 votes) to not fund and 1 to fund the fence, a new fence will not be funded by the Association. If circumstances change (e.g. locals gaining access through that area...), the Board may re-examine this issue.

#### **ARC Report:**

- ARC Update –
  - Lot 15 (127 Whispering Oaks Circle) – painting exterior (light gray/white). Request approved with a \$500 security deposit.

#### **Operations Report:**

The pump maintenance contract with CPC was signed. The Board discussed that CPC would need to certify & complete the city forms required to seek a tax reduction for the city's annual waste disposal tax.

Board discussed that Rotor Rooter needed to be scheduled to clean the HOA's seven drains (approximate cost of \$1,400). President and Co-Chair Operations will schedule.

#### **New Business:**

The Board discussed if the gate security code should be changed. After much discussion, the VP motioned to have the code changed by ACS gate contractor during the next quarterly service check and the Secretary seconded the motion. The remaining board members approved the motion with the understanding that the code change would need to be fully coordinated so that there is sufficient time to notify the residents and local service companies of the code change.

**Next Meeting** – May 15<sup>th</sup>, 2025 at Marsh Creek.

**Meeting Adjourned at 7:51 p.m.**