

**WHISPERING WINDS SUBDIVISION  
HOMEOWNERS' ASSOCIATION**

Board of Directors Meeting

6-19-2023

West Melbourne Library

**Minutes**

1. **Call to Order-** Meeting called to order by President, Ted Heierman, at 6:00 P.M. A quorum was established with 4/5 Directors present. (Bob Wagner was absent).
2. **Proof of Meeting Notice-**Notice was posted on the Bulletin Board at entrance.
3. **Minutes-**Ed Sanders motioned to approve the April minutes, 2<sup>nd</sup> by Ted Heierman and approved by all.
4. **Financials:** Rick Whitman reported that the Operating Account had a balance on 5-31-2023 of \$51,979.35 and the Reserve balance was \$56,900.00 for a total of \$108,879.35. Rick reported that the Aging Summary now has four delinquent accounts. The Board requested that final certified letters be sent to these four accounts.  
**ARC Requests-**Rick Whitman reported that there were five ARC requests submitted since the April meeting. The Board approved the metal roof with cocoa brown as the color for 524 Hiking Trail and requested a color Swatch from 3255 SBC.
5. **Old Business:**
  - a. **Periodic Maintenance Events-Pond Cleanup-**Mike Rivera will coordinate with the Board for a day and time to go around the ponds and pick up trash.
  - b. **Front Entrance Signage-** Mike Rivera reported that the signs were completed, and everyone likes the new layout. To date no final invoice has been received.
  - c. **Fountain Repairs-**Ted Heierman reported that the repairs were completed, and the timers were now working properly.
6. **New Business:**
  - a. **Committees-**Ed Sanders motioned to approve a Welcoming Committee and a Decorating Committee, 2<sup>nd</sup> by Ted Heierman and approved by all with the following members:  
**Welcoming-Chair-**Judy Civitate, members Ferne Mackor, Betty Pickering, Ann Spalding, and Terri Keeney.  
**Decorating-Chair-**Elaine George. members to be volunteers.  
The Board requested that the Committees prepare and present any planned expenses for 2024 to the Board at the August meeting so the Board can consider these expenses in the 2024 Budget.
  - b. **Ferguson Lawsuit-**Rick Whitman explained that the Flawless mower who died in July was being represented by an attorney and suing Flawless and the HOA. He further explained that the attorney for the HOA insurance did not think the HOA was liable for any monetary settlement.
  - c. **Benches-**Judy Civitate presented a proposal to install two benches at the two front ponds for a cost of \$2700. The Board will consider this item for the 2024 Budget but the cost per home would be approximately \$20 more for the Annual Assessment.

The Board suggested that donations be requested from the owners. Rick Whitman will contact the insurance company to find out if there is any additional liability expense for the HOA.

- d. Email Addresses-**Judy Civitate requested that the HOA develop an email address directory for communicating with owners. She also presented the idea of using email voting for the Annual Meeting, The Board will consider how to obtain the email addresses and what statutes govern email voting.
- e. Meeting Signs-**Bob Wagner will be asked to use the signs that he has stored at his house, to notify residents of the next meeting in August.
- f. Garden Across from Mailboxes-**The Board agreed that the garden in question is not the HOA's property and the homeowner may do whatever he wants with the space.
- g. Sprinklers Behind Mailboxes-**Rick Whitman will contact the owner and ask to have the sprinklers not on during the day when residents are checking for mail.

**7. Next Meeting-August 28, 2023, at the West Melbourn Library**

- 8.** Being no further business before the Board, the meeting was adjourned at 6:56pm by President, Ted Heierman.

Minutes Prepared By: Rick Whitman, LCAM, Fairway Management