

**WHISPERING WINDS SUBDIVISION
HOMEOWNERS' ASSOCIATION**

Board of Directors Meeting

11-14-2022

Meeting at 3215 Soft Breeze Circle

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 using Zoom app. (Mike Rivera was absent).
- 2. Proof of Meeting Notice-**Notice was posted on the Bulletin Board at entrance.
- 3. Minutes-**Ed Sanders motioned to approve the October minutes, 2nd by Ken Spaulding and approved by all
- 4. Financials:** Rick Whitman reported that the Operating Account had a balance on 9-30-2022 of \$46,747.64 and the Reserve balance was \$48,896.41 for a total of \$95,644.05. Rick reported that the Aging Summary shows no delinquent accounts.
2023 Budget-Ed Sanders motioned to approve the proposed 2023 Budget that sets the Annual Fee at \$425, 2nd by Bob Wagner and approved by all. Bob Wagner will have the Newsletter done in time for it to be mailed with the invoices for 2023 and the approved 2023 Budget which should be in early December.
ARC Requests-Rick Whitman reported that there were three ARC requests submitted since the October Board meeting and that all were approved.
- 5. Periodic Maintenance Events:**
 - a. Mulching-**the Board decided to hold off until January to have the mulch put down at the front entrance-will decide then whether to use a vendor or do it themselves.
- 6. Old Business:**
 - a. Signage-**Ted will confirm with Mike Rivera what the results of the survey indicated for the swoosh. Rick Whitman will contact Kendall Signs and confirm if the quote will be honored if the work does not start until the beginning of the new year.
 - b. Tree Amendment-**Rick Whitman will have the Certificate of Amendment notarized and sent to the attorney.
 - c. New Sidewalks-**Ted will contact the City of West Melbourne about installing sidewalks in the front of the empty lots.
 - d. Oak Tree-**Rick Whitman will check again with Flawless about putting up the wood supports for the oak tree at the entrance.
- 7. New Business:**

- a. **Resident**-Requested that the properties with no grass in the front yards be sent violation letters (474 and 465 Hiking Trail).
 - b. **Resident**-Requested that the home on Peaceful Place where cars are being worked on be sent a violation letter. Ted Heierman explained that working on cars is not a violation unless it is being done as a business which has not been confirmed.
 - c. **Meetings**-Rick Whitman will check with the West Melbourne Library for the use of a meeting room for the Board Meetings.
 - d. **Xmas Lights**-Ted Heierman will purchase new lights and work with other board members to get the lights installed after Thanksgiving.
 - e. **GFI's**-Rick Whitman is having Huffman check the GFI's at the front entrance so they can be used for the Xmas lights.
- 8. Next Meeting-January 30, 2023, at the West Melbourn Library and using Zoom.**
- 9.** Being no further business before the Board, the meeting was adjourned at 6:46 pm by President, Ted Heierman.

Minutes Prepared By: Rick Whitman, LCAM, Fairway Management