

**WHISPERING WINDS SUBDIVISION  
HOMEOWNERS' ASSOCIATION**

Board of Directors Meeting

10-23-2023

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 5/5 Directors present.
2. **Proof of Meeting Notice-**Notice was posted on the Bulletin Board at entrance.
3. **Minutes-**Ed Sanders motioned to approve the August minutes, 2<sup>nd</sup> by Ted Heierman and approved by all.
4. **Officer, Committee, Agent Reports:**
  - a. **Financials-** Rick Whitman reported that the Operating Account had a balance on 9-30-2023 of \$43,156.09 and the Reserve balance was \$45,991.98 for a total of \$89,148.07.  
**2024 Budget Worksheet-**The Board requested that the Annual Assessment be proposed at \$450.00, and that Rick make the proposed changes and place any extra money in the Reserve Contribution line. Rick will make the changes and send a revised worksheet to the Board for any further changes before the November 20<sup>th</sup> meeting to approve the 2024 Budget.
  - b. **ARC Requests-**Rick Whitman reported that there was one ARC request submitted since the August meeting and it was approved yesterday. Two more ARC requests for 454 Hiking Trail (Paint) and 3215 Soft Breeze Circle were submitted and approved at the meeting.
  - c. **Welcoming Committee-**Judy Civitate reported that a budget in 2024 of \$500 be approved by the Board. The Board asked Rick to add line items for the Welcoming Committee and Decorating Committee to the 2024 Budget Worksheet. Judy further reported that the Decorating Committee will purchase new decorations after the holidays and use mostly the current decorations in 2023. The date of November 19<sup>th</sup> at 1pm was tentatively set for Ted and others to help decorate the front entrance. A date of February 11<sup>th</sup> at 2pm was tentatively set for a community picnic with a place to be determined. Judy asked that the HOA pay for the meats and utensils out of the 2024 Budget.
5. **Old Business:**
  - a. **Periodic Maintenance Events-Pond Cleanup-**Mike Rivera indicated that the two streetlights were still not working, and FPL was called. Mike also reported that the new entrance sign was blistering, and that Kendall Signs had come out to repair the blisters.
  - b. **Fountain Repairs-**Ted Heierman reported that the north fountain was repaired, and everything appeared to be working.

- c. **Settlement**-Rick Whitman reported that the death of the lawn person was settled for \$150k versus the 3 million requested. Rick was asked to have Juniper Landscaping (Purchased Flawless) not mow down to the water edge any longer-weed whack instead.

**6. New Business:**

- a. **Benches**-Judy Civitate reported that feedback from the community indicated that the proposed benches should not be purchased.
- b. **Email Addresses**-Judy Civitate presented a proposed letter to receive owner's permission to use their email addresses. Ted Heierman will send final revisions to Judy. The intention is to go door to door to get the owners to sign the letter. Bob Wagner will add this letter to the newsletter in December.

**7. New Business:**

- a. **452 Natures Way Tree Violation**-Owner, Sandy McWhinnie, presented information regarding the trees on her property. The Board asked that Sandy submit a new ARC form showing where two medium size trees will be planted. If approved, the tree violation will be considered corrected.

**8. Next meeting, November 20, 2023, at the West Melbourn Library to approve the 2024 Budget.**

**9. Being no further business before the Board, the meeting was adjourned at 6:59pm by President, Ted Heierman.**

Minutes Prepared By: Rick Whitman, LCAM, Fairway Management