

**WHISPERING WINDS SUBDIVISION  
HOMEOWNERS' ASSOCIATION**

Board of Directors Meeting

11-20-2023

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 4/4 Directors present (Mike Rivera resigned from the Board after the October meeting).
2. **Proof of Meeting Notice-**Notice was posted on the Bulletin Board at entrance.
3. **Minutes-**Bob Wagner motioned to approve the October minutes, 2<sup>nd</sup> by Ed Sanders and approved by all.
4. **Officer, Committee, Agent Reports:**
  - a. **Financials-** Rick Whitman reported that the Operating Account had a balance on 10-31-2023 of \$39,832.24 and the Reserve balance was \$45,992.37 for a total of \$85,824.71. Rick indicated that 535 Hiking Trail was the only account in arrears and more efforts would be made to contact the owner before the end of the year.  
**2024 Budget Approval-**Ed Sanders motioned to approve the 2024 Budget with an Annual Assessment of \$467 or \$500 depending on the answer from the attorney of whether the Board could increase the amount by more than 10% with the difference being adjusted in the Reserve line item, 2<sup>nd</sup> by Bob Wagner and approved by all. Rick will adjust the 2024 Budget based on the attorney's response and prepare the budget for mailing along with the Newsletter.
  - b. **ARC Requests-**Rick Whitman reported that there were three ARC requests submitted since the October meeting and they were approved.
  - c. **Welcoming Committee-**Judy Civitate reported that one new owner was welcomed into the community and that this person may be willing to be on the Board of Directors. Judy inquired about the budget in 2024 for the Decorating and Welcoming Committees and was told that \$500 was available to include the picnic in February.
5. **Old Business:**
  - a. **Periodic Maintenance Events-**Nothing scheduled.
6. **New Business:**
  - a. **Juniper Landscaping Mowing Around Ponds-**Rick Whitman reported that Juniper will be weed whacking down to the water's edge and not mowing close to the water.
  - b. **Hold Harmless-**The Board decided that any agreement to have Juniper hold the Association harmless from any future injury litigation would not hold up in court.

- c. **452 Natures Way**-The Board asked Rick Whitman to contact the attorney and get clarification on whether the HOA tree restrictions can be more restrictive than the City.

**7. Next meeting, January 24, 2024, at the West Melbourn Library at 6pm.**

8. Being no further business before the Board, the meeting was adjourned at 6:36pm by President, Ted Heierman.

Minutes Prepared By: Rick Whitman, LCAM, Fairway Management