

**Whispering Lakes Estates Home Owners' Association
Board Meeting Minutes**

Wednesday, March 30, 2016, Fire Station 20, 2255 S. Greenwich

The meeting was called to order at 7:00 p.m. by Vice President, Vickie Pickering.

Board Attendees: Vice President, Vickie Pickering; Treasurer, Mike Walker; Secretary, Nikki Shirley; Steve Bartlett, Paula Shields and Mike Saylor.

Absent: President, Chuck Cooper

Guests: Krista Williams and Rodney Wright with HOA Management Services and Officer Carl Lemons

Other homeowners in attendance: Linda Mason was in attendance for lot owner, Gene Vitarelli

Steve moved to accept the agenda with the addition of Opening of the Pool in New Business, discussing compliance in executive session and review of the Architectural Control Committee. Nikki seconded. Vote was unanimous.

Minutes: Steve moved to accept the minutes from our February 24, 2016 meeting as presented and Mike W. seconded. Vote was unanimous.

Financials: Financial reports were submitted by HOA Management. Refund checks have gone out to neighbors who paid late fees of 10% as we determined our covenants only provide for a rate of 7.5%. Nikki moved to accept, Vickie seconded. Vote was unanimous.

Old Business: Reviewed the budget numbers that Mike W. put together. Nearly the same numbers as presented earlier but Mike W. added comparisons to 2014 and 2015 budgets. Mike W. will update the dues number to \$47,860.00 and will delete either the \$1000 for Community Work Day Expenses or \$1000 in Reserves for Annual Work Day as these are one in the same and we only need one. He will also add some back into the Pool Improvement line for the accessories we need. Mike W. will then resubmit to us and HOA Management to put into our financial reports. Steve moved to accept the budget with revisions. Mike S. seconded. Vote was unanimous. Krista reported that she did have someone evaluate our lake pump. He could not tell what the volume was but said the pump is adequate.

Turned the floor over to Officer Lemons for his presentation on our Neighborhood Watch. He discussed how simple communication will help a neighborhood—newsletter or possibly a Facebook page that would be set up for just our development, etc. Also having neighborhood gatherings to help neighbors get to know each other is beneficial. If something doesn't look right, call 911 and report it. Next month our new community police officer will be Officer Long.

Returned to Old Business: Started to discuss the lake access paths when Mike S. reported that he contacted a company and got a bid to do rip rap around the whole lake of \$27,000.00. He feels the rip rap needs to be decided before we commit to doing the lake access paths. He

has concern over damaging the lake access paths if we do those first as well as wanting to make sure we have enough money to do both. Steve thinks we should commit at least \$15,000 for rip rap. Rodney stated he has a company he would like to get a bid from. We discussed starting with two sections of the lake where the erosion is the worst. Vickie moved to table the vote on the lake access paths until we have the rip rap bids to look at. Nikki seconded. Vote was unanimous.

New Business: Linda Mason talked about the Architectural Control Committee (ACC) and said she has proxies from Gene Vitarelli to add Russell Relph to the Committee. Rodney explained to Ms. Mason that the ACC is a committee of the board and, therefore, Mr. Vitarelli cannot use his votes to change that committee, that he only has one vote as a member of the ACC. Linda said Mr. Vitarelli would then call for a special meeting of the association but would not really say what that meeting would be for. After much discussion, Mike W. moved to give Mr. Vitarelli architectural control over his lots and Mr. Vitarelli would then resign from the board ACC and would consult only. Steve seconded. Vote was unanimous. Rodney will draft a resolution to accomplish this.

Mike S. moved to table discussion of the pool to our next meeting. Nikki seconded. Vote was unanimous.

We retired to executive session around 8:30 p.m. to discuss the inspection report and then returned around 8:45 p.m. Rodney says he wants us to change small parts of the covenants starting with an amendment to add liquidated damages. He will also write up a resolution for the collection process of HOA dues.

Open Floor Discussion: None as only board members remained.

Mike S. moved to adjourn. Rodney stated we do not need a vote to adjourn. Adjourned at 9:00 p.m.

Nikki Shirley, Secretary