

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

Wednesday, May 25, 2016, Fire Station 20, 2255 S. Greenwich

The meeting was called to order at 7:00 p.m. by President, Chuck Cooper.

Board Attendees: President, Chuck Cooper; Treasurer, Mike Walker; Secretary, Nikki Shirley; and Mike Saylor.

Absent: Vice President, Vickie Pickering, Steve Bartlett and Paula Shields

Guests: Krista Williams with HOA Management Services

Other homeowners in attendance: Wanda Maxton and Linda Mason for lot owner, Gene Vitarelli

Nikki moved to accept the agenda. Mike W. seconded. Vote was unanimous.

Minutes: Chuck moved to accept the minutes from our April 27, 2016 meeting as presented and Mike W. seconded. Vote was unanimous.

Financials: Financial reports were submitted by HOA Management. Nikki moved to accept the financial report. Chuck seconded. Vote was unanimous.

New Business: Linda Mason wanted to know what day we would prefer her to put out the small flags—June 14 or July 4. Mike Saylor moved to let Linda choose the day. Nikki seconded. Vote was unanimous. Linda will do July 4. Linda then stated she would like to host another neighborhood picnic/pool party and wanted to finalize a date. We agreed everyone likes the BBQ ribs and meat that she has had the last two years and we decided on June 25. I will remind all homeowners of the date when I send out the next board notice. Mike W. said he will bring a canopy.

Nikki said three neighbors asked her to bring up their concern that the east side of the west lake has not been cleared like the west side has. One neighbor said Gene Vitarelli had promised him before he bought his lot that that area would be cleared down to the lake. It was decided I would let them know they need to contact Linda Mason.

Chuck has received complaints about the vacant lots that have not been mowed. Krista reported she sent out letters on Tuesday to the Peterson's and Twisted Oaks. I let her know that the Twisted Oaks lots have been sold but I only know that a realtor bought them—no name.

Old Business: Discussed the rip rap bids. There are different absorption rates between the two bids—7.2% versus 2%. Our plan is to do part rip rap and part vegetation. Wanda Maxton reported she already has lilies planted at the lake near her house. Mike S. reported there are "a lot" of neighbors including himself who are tired of nothing being done. Mike W. feels there

are still questions that need to be answered. Mike W. is going to put together a list of questions to ask each contractor and he will e-mail them to the board first for review.

We discussed the change to the ACC Resolution. The resolution that was initially signed allowed Gene Vitarelli to have architectural control over lots that he owns. If he sold a lot to another builder, the control was to pass to the Board ACC. Mr. Vitarelli did not like this and wants the ability to approve plans for lots that he sells to another builder. Linda Mason assured us that we would be given a copy of all approved plans BEFORE anything is dug. Rodney Wright supports this change. **Nikki moved to approve the changed resolution. Mike W. seconded. Vote was unanimous.**

Mike S. reported two lounge chairs have been ordered for the pool at a cost of \$330.00. They only have a three-year warranty as they are considered commercial versus residential. Mike S. stated if we order a larger quantity next year we can get them cheaper. He recommends we budget \$1,000.00 next year. Steve has purchased the new ring buoy and divider rope. Mike S. brought up the issue of not letting more people help at the pool. Nikki pointed out that in the past, too many people helping has led to problems. Wanda Maxton concurred stating that one year chemicals were mismanaged and the pool had to be closed. Mike W. stated he is okay with the team that has been set up this year. Nikki offered to let Mike S. help with locking up at night. She will make up a list of responsibilities for closing. Mike S. and Mike W. will paint "NO DIVING" around the pool edges. The pool signs were approved. **Vote was unanimous.**

Mike W. will order posts to put up our Neighborhood Watch signs and No Soliciting signs.

Open Floor Discussion: No comments were made.

President, Chuck Cooper, adjourned the meeting at 8:30 p.m.

Nikki Shirley, Secretary