

WHISPER CREEK HOMEOWNER'S ASSOCIATION

Annual Owner's Meeting

October 18, 2017

Minutes

CALLED TO ORDER:

The meeting was called to order at 6:00 p.m.

PROPERTY'S REPRESENTED – In person or by Proxy:

Jeffrey & Sabine Arndt
Andrew & Tracy Ayres
Edward & Constance Bruette
John & Holly Campbell
Dan & Barbara Franck
Richard & Gloria Furmaniuk
James & Ann Johnson
Lewis & Nina Kidd
Janice Nichols
James & Melissa Orr
Francis & Laura Papasavas
Nancy Pierre
Lee & Nance Pitts
Steven Preskill
Chad & Ginger Robey
A & G Jean Rognstad, Trustees – PROXY
Jason & Karen Rothwell
Damarcus & Peggy Smith
Gary & Rebecca Smith
Kenneth & Aurelia Smith – PROXY
Timothy & Kaitlyn Spencer
Thomas & Leslie Walker

ALSO ATTENDING:

Kevin Etheridge – Association Manager

FINANCIAL REPORTS:

Kevin Etheridge reviewed the Financial Reports for the period ending September 30, 2017. The Income Statement reflected the following:

Revenues:	\$22,115.55
Expenses:	\$20,564.97
Net Operating Income:	\$1,550.58

The Balance Sheet reflected and Operating Account Balance of \$1,794.21.

The association's Aged-Receivables Report indicated five (5) property owners currently in arrears.

COMMON AREAS / STREET LIGHTS:

Kevin Etheridge reviewed the association's Common Areas and recent increases in the scope of work of the association's lawn service.

Gulf Power has been authorized to install new street lights in new areas, which have recently been developed. The association pays Gulf Power by leasing the street lights and the light fixtures at a fixed cost every month.

COVENANTS & RESTRICTIONS ISSUES:

The floor was opened up to members of the association to provide information on Covenant Violations. Kevin Etheridge reviewed the process whereby homeowners are notified of violations in Whisper Creek

Much of the conversation included homeowners which have issues with construction sites being littered with trash, porta potty's which are not being properly maintained, and construction workers which have been observed throwing trash, particularly in the entrance areas. Kevin Etheridge indicated that he would speak with the construction companies regarding the problems with the sub-contractors.

Etheridge Property Management does have a database of e-mails for property owners within Whisper Creek and provides periodic updates and e-mails if your e-mail is on file. *Homeowners that do not have e-mails, currently in the database, were asked to provide them to Etheridge Property Management via e-mail to epm@epmfl.net – Subject: Whisper Creek HOA – (Address) Owner's Information Update.*

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:10 p.m.