

WHISPER CREEK HOME OWNER ASSOCIATION TURNOVER MINUTES

Date | time 1/16/2019 6:06 PM | Meeting called to order by Kevin Etheridge

In Attendance

Sign in sheet and list of proxy are attached as enclosure (1)

Kevin Etheridge noted there was sufficient proxies and people present for a quorum, the meeting was determined to be official and we would complete the transfer of the Board. Kevin noted he had received proxies from DR Horton and Holiday homes for their vacant lots. Home Owner Association (HOA) secretary was elected at the end of the Board meeting.

Review of Previous Minutes

Kevin Etheridge reviewed 2017 Annual Owner's meeting minutes

Budget

Kevin Etheridge provided budget status, as of 31 December 2018, checking account balance is \$2,035.04. YTD revenue \$29,178.23, expenses \$27,629.28. All home owners have been notified of the increase in annual assessment from \$160.00 to \$200.00. This increase is primarily due to the cost of street lights in our neighborhood. As of the time of the meeting, 13 residents had outstanding HOA fees, 2 having fees of \$315. He acknowledged his firm does not seek liens on properties for past due fees of one year. He stated once the new Board is place, he will defer to the Board for this decision.

Property Management Updates

Kevin Etheridge updated home owners on the status of Etheridge management company fees. In the past Etheridge has kept capped their monthly cost of managing Whisper Creek at \$525.00 per month. The average cost of property management is between \$5 - \$8 per lot, we have 283 lots, and to date Whisper Creek has been paying less than \$2 per lot for Etheridge's services. Etheridge Property Management intends to request the new Board increase their (Etheridge Property Management) to monthly cost to approximately \$733.33, which will bring the total cost to \$2.59 per lot, beginning in 2019.

Home Owner Discussions

- Kevin Etheridge opened the floor to homeowners for questions, concerns and comments.
- Many homeowners had questions regarding the turnover of the HOA, and the increase of annual assessment. Kevin Etheridge indicated the previous board (Adams Builders) had resigned and he was in possession of the resignation letters.
- Current monthly lawncare expense is \$928.00. HOA does not pay for vacant lawncare, Adams pay for this separately, as well as the lawn maintenance of the model home.
- Kevin noted on two different occasions that he was unaware of any pending litigation associated with the HOA.
- Kevin also indicated the increase in the annual assessment was primarily due to the number of street light/poles being installed by Gulf Power. He stated as of September 2018, our HOA was not able to pay Gulf Power for the lease of the street lights, \$27.00 per month per pole. He worked with Gulf Power and

they provided us with a waiver of payment, until January 2019, when the annual assessment would be collected.

- Kevin Etheridge provided the three expenses with arrearages going into 2019; Gulf Power (\$2300); Green Day Landscape (\$4700) and Etheridge Property Management (\$2300). All provided waiver of payment until annual assessment was collected in January 2019.
- HOA's require liability insurance, Kevin Etheridge stated General Liability and Board of Director Liability Insurance would be required with the turnover, this will establish a new cost beginning 2019, of \$1000 - \$1500 per year. In past years \$300 was budgeted for insurances (bond insurance-which will remain in place).
- A homeowner indicated our HOA assessment increased by 25% from 2018 to 2019, which is the highest increase allowed by Whisper Creek Covenants.
- Pauline (Page) Warren proposed a five-person Board of Directors, this motion was seconded by Frank Papasavas, and was approved by all owners in attendance.
- A one-year appointment was also approved by those in attendance.
- It was also noted the confusion between "directors" and "board", refer to the same body of people.
- Kevin Etheridge also stated the need for an Architectural Review Committee (ARC), this is usually a body of three to five people, with the Chairman usually part of the Board of Directors.
- The ARC will review plans and requests for, but not limited to: houses; fences; pools; pool enclosures; sheds.
- The floor was opened to **Board of Director** nominations.
 - **Damarcus (Marc) Smith**
 - **Frank Papasavas**
 - **Joey Milstead**
 - **Kevin Maxwell**
 - **Pauline (Page) Warren**
- Motion to accept made by Gloria (Jean) Rognstad and 2nd by Richard Furmaniuk
- Unanimously approved by the homeowners (proxy votes not necessary)

Board of Directors Meeting (approx. 7 pm) Discussions

- The Board voted unanimously for the following roles of the Board Members:
 - **President: Damarcus (Marc) Smith**
 - **Vice Presidents: Frank Papasavas**
 - **Secretary/Treasurer: Joey Milstead**
 - **Board Member and ARC Chairman: Kevin Maxwell**
 - **Board Member and ARC Member: Pauline (Page) Warren**
- The Board of Directors agreed to the following:
 - The Board agreed the focus moving forward will be **transparency with homeowners**.
 - Kevin Maxwell would contact two additional residents to complete the ARC
 - Board will communicate HOA meetings via Etheridge web page; and would subsequently post meeting minutes on Etheridge web page for all homeowners to view.
 - The Board will meet quarterly. Per Florida Statute, all meetings will be open to homeowners.
 - Notice of future HOA meetings will be posted no less than 48 hours before meeting using signage at Whisper Creek Entrances.

Next Meeting

- The next meeting is tentatively planned for 7 March 2019 at the Pace Fire and Rescue District, 4773 Pace Patriot Blvd., Pace FL 32571 at 6:00 p.m.
- Motion to adjourn was made at 8:00 p.m. by Kevin Etheridge and was seconded by Joey Milstead

WHISPER CREEK HOA - SIGN IN

16 JAN 2019 HOA Turnover Meeting, Pace Fire Rescue District,
4773 Pace Patriot BLVD., Pace, FL 32571

ATTENDEES		PROXY
NAME	STREET	
		Adams Homes of NW Florida, Inc - 24 Lots
Richard & Diane Furmaniuk	Inspiration St	D.R. Horton - 34 Lots
Damarcus Smith	Inspiration St	Holiday Builders, LLC - 53 Lots
Rick Campbell	Whisper Creek Blvd	Baker, Robert
Willaim Fortner for Tom Evans	Ambition Ct	Blackwell, Mitchell & Martha
Tom & Leslie Walker	Inspiration St	Dunnigan, Lawyer
Jean Rognstad	Whisper Creek Blvd	Elliston, Earl & Patricia
Wayne & Pauline (Paige) Warren	Legacy St	Evans, Thomas & Fortner, Lori
Hermann Wendorff	Whisper Creek Blvd	Gafford, Tara A
Mary Gallagher	Whisper Creek Blvd	Hamm, Margaret
Nance Pitts	Inspiration St	Handlin, Ryan & Scott, Chantalle
Daniel J. Greenier	Perspective Dr	Maxwell, Kevin & Tammy (attended mtg)
Rebecca Smith	Perception Cir	Montgomery, Charles & Joyce
Michael R Jones	Integrity Ct	Pitts, Lee & Nance (attended mtg)
Frank Papasavas	Perspective Dr	Quina, Aaron & Lindsay
James & Ann Johnson	Perspective Dr	Ross, Justin & Amanda
Alex Echevarria	Endeavor Ct	Santelli, Samuel & Angela
Karen & Jaxon Rothwell	Whisper Creek Blvd	Smith, Damarcus & Peggy (attended mtg)
Chad & Ginger Robey	Inspiration St	Smith, Kenneth & Aurelia
Jeff & Sabine Arndt	Relentless Way	Trahan, Dennis & Dianna
Joey Milstead	Tributary Dr	Viskup, John & Jacqueline
Dan & Barbara Franck	Legacy St	
Janice Nichols	Inspiration St	
Melissa Orr	Ambition Ct	
Susana & Paul Sitchler	Ambition Ct	
Ron & Karin Kramer	Whisper Creek Blvd	
Tim Spencer	Ambition Ct	
Miranda & Austin Samburg		
Jack & Lina Gillum	Legacy St	
Kevin & Tammy Maxwell	Tradition Ct	
Benjamin Meador	Perception Cir	
Chris Garner	Inspiration St	
Monica Astin	Tributary Dr	
Annie Boon	Tributary Dr	
Joseph Joyner	Inspiration St	
Lewis A Kidd	Legacy St	
Daniel Colbath	Whisper Creek Blvd	
Melissa Speaker	Tradition Ct	
Angel & Cheryl Milca	Whisper Creek Blvd	
Ed & Lisa Miller	Whisper Creek Blvd	
Matt Brennan	Integrity Ct	
Nick Gomez	Legacy St	