

WHISPERING PINES CONDOMINIUM ASSOCIATION  
REGULAR BOARD MEETING SEPTEMBER 22, 2016

Our regular board meeting was called to order by President, Roxanne Adams. In attendance was Roxanne, Bill Lanam, Jason McSherry and homeowner Larry Novak.

Treasurer's Report: Balance of checking account is \$204,281.24, Savings/Road account balance is \$72,055.96. Two Homeowner's owe the full year, and one Homeowner still owes half a year. Late fees apply to all. After September 30, liens with late and filing fees can be placed, for a total due of \$625.00.

Secretary's Report: Due to his work schedule, Jason Mc Sherry has resigned his position on the Board. Jason has offered to help out whenever possible. Thank You, Jason!!

Bill explained the Workman's Comp insurance policy that the Board has purchased through our Insurance Carrier. This policy will cover Board and Committee members or Homeowner's while doing volunteer projects, if ever needed.

Maintenance: Bill has been working requesting and receiving proposals to different solutions to the drainage issues with our retention ponds. We are hoping to get this work completed in December of 2016. Thank You Bill, for all your hard work!

To better respond to the pond flooding conditions the Board voted to purchase a trash pump with hoses. A pump testing was completed, and all went as planned. Thank You to Bill Lanam, Larry Novak, Bill and Alex Mayer for helping with this testing. A storage unit has been rented for WPCA to keep the pump, Christmas decorations and store the pond pumps during the winter months.

Thank You to Bill Lanam, Dan Gee and Larry Novak who have installed the warning signs at both retention ponds.

Dan Gee is gathering information and price quotes for new street signs. Per our Road Maintenance Agreement, Fairways of Whispering Pines and WPCA need to use the same signage. We anticipate a November 2016 meeting with the Fairways Board to pick a design/color. Thank You Dan, for taking on this project.

Bill Lanam and John Ross will be measuring the roads yet this fall, to do some crack sealing. Quotes will then be obtained after we have a footage number.

Compliance: The Board, reconfirmed that our By-Laws prohibit the parking of RV's overnight at the curb edge without Board Approval.

Please remember also that boats, trailers, RV's etc are to be kept in the garage and cannot be parked in your driveway. With prior notice, the Board may provide approval for a short period, e.g. 7 days, to allow for clean up/maintenance in the spring and fall.

There are still several Homeowner's NOT in compliance with commercial vehicles in their driveways, lawn maintenance and controlling barking dogs. Our By-Laws are on our web page or call a Board member if you have any questions.

The Board was requested by Rick Hazelton, Lot 58, to install protective golf netting on the rear side of his property to prevent the influx of golf balls in his yard. As the Board agreed that this is a safety factor and did not violate any covenant, it was approved.

Respectfully submitted,

Roxanne Adams

Board/Committee Members:

Roxanne Adams                      734-878-2409

Bill Lanam                              734-648-0694

Dan Gee                                 517-861-6742

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