

**WHISPERING RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
REGULAR SESSION MEETING MINUTES
AUGUST 11, 2021**

- CALL TO ORDER:** The August 11, 2021 Whispering Ridge Homeowners Association Regular Session Meeting was called to order by Board President, Jeremy Spitzberg, at 4:01 p.m. via teleconference.
- PRESENT:** Jeremy Spitzberg, President
Chris Speziale, Director
Brian Kenis, Director
- ABSENT:** Corey Bernardo, Vice President
Danny Sparks, Chief Financial Officer/Secretary
- OTHERS PRESENT:** Michelle Monahan, Community Manager, Walters Management
Jenny Voss, Recording Secretary, Walters Management
(1)Homeowner
- HOMEOWNER FORUM:** No homeowners were present at the meeting.
- COMMITTEE REPORTS:** **Landscape Committee:**
The annual brush management is currently in process. Brush is being cut first and a 2nd crew will follow to clear the cut debris.
- Architectural Committee**
There was nothing applicable for discussion during this meeting.
- APPROVAL OF MINUTES:** Management provided the Board with the June 8, 2021 Regular Session minutes for review. Upon a motion duly made, seconded and carried unanimously, the Board motioned to approve the June 8, 2021 Regular Session Board of Directors Meeting minutes as presented. (Spitzberg/Kenis)
- FINANCIAL MATTERS:** **Approval of Financial Statements**
This item was tables until September 2021 due to the Treasurers absence.
- Financial Resolutions**
This item was tables until September 2021 due to the Treasurers absence.
- Investment Recommendations**
Upon a motion duly made, seconded and carried unanimously, the Board ratified the approval of the investment recommendations as provided by Merrill Lynch. (Sparks(prior to meeting)/Spitzberg)
- COLLECTIONS:** No action needed.
- ACTION ITEMS:** Insurance Renewal Proposal
Management presented the Board with the 2021-2022 insurance renewal proposal form Prendenville Agency. Upon a motion duly made, seconded and carried unanimously, the Board approved the renewal from Prendenville Agency for the 2021-2022 master policy coverage, effective 8/22/21 with a total annual premium of \$11,012.00. (Spitzberg/Kenis)

ProTec Janitorial Increase

Management provided the Board with the following 2022 rate increase for ProTec Janitorial Services:

Summer Schedule (April-October)

Rate Change:

Current Monthly Rate: \$2,033.66

New Monthly Rate: \$2,195.42

Total Monthly Difference: \$161.76

Winter Schedule (November-March)

Rate Change:

Current Monthly Rate: \$894.76

New Monthly Rate: \$965.78

Total Monthly Difference: \$71.02

Upon a motion duly made, seconded and carried unanimously, the Board approved the rate increase as outlined above. (Spitzberg/Kenis)

There being no further business to come before the Board of Directors of the Whispering Ridge Homeowners Association, the Regular Session Meeting was adjourned at 4:12 p.m. The next Regular Session meeting is scheduled for September 8, 2021.

Respectfully Submitted,
Jenny Moss, Recording Secretary, Walters Management

APPROVAL:



Board Member

10/13/21

Date