

WHISPERING LAKE TOWNHOME ASSOCIATION

REGULAR BOARD MEETING
MONDAY JANUARY 28, 2008

Board Members Present: Nancy Davey, Sean Hogan, Jackie Petit, Toni Winninger.
Absent: Cindy Wolf.

Management in Attendance: Lori Badik

The meeting was called to order at 7:10 p.m. and a quorum was established.

Financials: The financials were discussed and a motion was made to pass the November financials, and the motion was seconded.

Pending Business:

Proposed Budget for year 2008-2009: Sean Hogan asked the question if money is in the budget for the sump pump line burial project? The answer by the President was it is provided for in the Capital Reserves. There was motion to pass the Budget and the motion was seconded and passed by the Board.

The Regular Board Meeting was adjourned:

ANNUAL TOWNHOME MEETING AND ELECTION:

The meeting was called to order and a quorum was established to conduct the Election of three Board positions.

ANNUAL ELECTION: The three Board members whose terms have expired are Sean Hogan, Jackie Petit, and Cindy Wolf.

The President introduced the candidates. beginning with the incumbents, Jackie Petit, Sean Hogan, and Cindy Wolf, Diane Pagoulatos and Ray Reilly. All gave a short platform speech prior to the Election. The Election was conducted by the property manager, Lori Badik and her secretary from Berkson and Sons. All proxies were turned in and all residents voted in person or by absentee ballot. The proxies and ballots were counted by the property manager. The results were: Diane Pagoulatos, Ray Reilly and Jackie Petit.

Officers were elected and are as follows: President Toni Winninger, Vice-President Ray Reilly, and Secretary/Treasurer Diane Pagoulatos.

The President thanked Sean Hogan for his years of service to the Association. She would relay thanks to Cindy Wolf also who was absent.

The Election is concluded.

ANNUAL TOWNHOME MEETING

The annual meeting is called to order.

Managers Report: Lori Badik thanked Doug Kornfeld for his diligent service to the Association. She stated that there would be another scheduled date for pool passes and key to the pool area.

Homeowners Session:

- Homeowner asked about the status of his broken window. Manager will address.
- Homeowner asked the assessment fee of the Teal, Mallard and Drake models, and the determination of the amount. The answer was the assessment fees are proportionate to the square footage of the units and the information of the individual fees would be forwarded to him at a later date. The manager did not have these figures on hand.
- Homeowner asked about the status of the well water versus the E.P.A. standards. The President answered by giving the property's history of our water system.
- Homeowner asked about the Clubhouse use. The manager explained that all Clubhouse rentals are handled by Doug Kornfeld. All parties are to end by 11:00 p.m.
- Homeowner reported that landscaping was ruined by the snow plow at 13275 and the need for the drivers to be more cautious with the equipment.
- Homeowner mentioned that the amount of dog waste on the property has increased and the need to look into dog waste stations. Board Members answered this is an Umbrella issue (the Master Association) and that the Umbrella Board has researched several different types of waste station options.
- Homeowner reported a Condo owner having a dog off leash. Board answered to get an identifying description of the dog, and this will be checked with the picture registrations on file to identify the dog and respective owner.

New Business: Diane Pagoulatos stated that a Homeowner would like to donate his time to establish a web site for the Townhome Association. He will monitor the Website. The Board was very receptive and gave him the go ahead. The site will be named mywhisperinglake.com . A report will follow at the next meeting.

Adjournment: Jackie Petit made a motion to adjourn and Diane Pagoulatos seconded. The meeting was adjourned at 8:10 p.m.

Respectfully submitted,
Diane Pagoulatos