

March 2025

Entrance to Get a Much-Needed Facelift



The entrance to the neighborhood will receive a much-needed facelift following the awarding of three bids at the Feb. 12 Board of Directors meeting.

Board Director Phillip Staggs, working with former Board President Ron Pezley, created a scope of service that will remove the landscaping growth impeding on the fence, repair the fence and pillars along 98 and into the neighborhood and the renovation of the Whisper Dunes sign.

“The Board felt the time was right to return the fencing and signage to the state it was in when many of the residents bought homes in the neighborhood,” Board President David Bickham said. “The entrance currently is not in the type

of condition that reflects the beauty of this neighborhood. This work will return the fence and entrance to a pleasant welcome.”

The Board approved a bid from C&K Field Services in the amount of \$9,465.00 for the fence and pillar repair. These funds will come from the fencing reserve. The Board also accepted a bid from BrightView in the amount of \$5,992.59 to clear the landscaping and to remove dead trees, with funds coming from operating funds. The final bid accepted was for the rehab and painting of the entrance sign by C&K Field Services in the amount of \$875.00 from operating funds.

All three bids were passed by unanimous vote.

Disclaimer

The Whisper Dunes Newsletter is produced as a voluntary effort and has no official affiliation with the Whisper Dunes Homeowners' Association Board of Directors. Questions, comments or concerns about the newsletter should be directed to whisperdunesnewsletter@gmail.com.



Planting Season is Approaching

Make Sure you Know the Rules Before Beginning

The birds are chirping, the grass is starting to turn green and the days are getting longer. That can only mean spring is right around the corner. And when spring arrives, thoughts go to planting flowers and making our yards look nice.

Everyone likes beautiful landscaping. But it's important to know the HOA rules before you spend your money on flowers and plants.

1. Make a Plan

Before you start spending money on plants, make a plan. A great source for determining what plants, trees or flowers you are going to plant is the [Approved Plant List](#). The Architectural Review Committee has put together a list of items that are approved to be planted as well as some items that are prohibited. It's recommended that you review this list prior to making a trip to the flower shop.

2. Fill out an ARC Request

If you wish to make changes to your landscape or other changes to your lot, getting the proper approval is a must - even if you are planting from the approved plant list. This includes planting trees, adding to an existing bed or putting in a patio or sidewalk. Everything you need to know can be found [here](#).

3. Get to Work

Once your request has been approved, it's time to get to work. You have six months to complete your project once approved, so get busy. Projects not completed in six months must go through the approval process again.

4. Take Pictures

After your project is complete, you are asked to take pictures and send them to the ARC. This helps guarantee

there are no problems down the road if the finished project doesn't match the application.

Important Reminders

- It's important to know the rules before beginning a project. Whether you are painting your front door, putting in a patio paver or planting a tree, make sure you know what you can and cannot do prior to starting. And always get ARC approval before going to the expense of purchasing items.
- Almost as important as knowing what you can plant is knowing what you can't. Invasive plants such as Chinese Wisteria, Morning Glory and Winter Creeper are prohibited. Likewise, bushes and shrubs such as bamboo, Japanese Barberry and Maiden Silvergrass are also prohibited, as are maple trees, poplars, willows and fruit trees (unless in a pot).
- Planting anything in a common area is strictly prohibited - even if that item is on the approved plant list. This has become problematic as of late, and the HOA Board is making efforts to identify those planting in common areas. Anyone found to have planted in these areas - whether it be flowers, plants or trees - will enter the violation process and will have seven days to remove any item planted before being assessed a fine. If the Board can't establish who is planting the items, the planted item will be removed by BrightView. Please help with this situation.

We all want our yards and landscape beds to look great. Help ease the process by following the rules and heading off potential issues before they arise.

For more information on the approved plant list, ARC process or other questions about landscaping, visit the Whisper Dunes website at www.whisperduneshoa.com.

BrightView Taking Steps to Battle Take All Root Rot

Spring is coming, and it's easy to forget about the historic snow event from January. But as you look around the neighborhood, you can see all the plant material that had to be cut back due to freeze damage. And this is the third year in a row where cold weather negatively impacted the Whisper Dunes community. Fortunately, warmer weather should allow plants to begin pushing out new growth so that most of the freeze damaged shrubs will regain their appearance and appeal.

One thing that warm weather won't solve is the long-standing issue of Take All Root Rot (TARR) and how this disease affects the St. Augustine turf. This soil-borne fungus continues to cause a general decline in many of the single-family lawns. It has been an ongoing concern since St. Augustine was introduced into the neighborhood.

Switching to bermuda or zoysia grass doesn't make the TARR go away, but those grasses are much more tolerant of the disease. This can be seen by the general lack of disease in the multi-family bermuda lawns and the single-family lawns that have converted to zoysia. St. Augustine just does not perform as well as some other grasses when that disease is present. But let's talk about what we can and can't do to help moderate the effects on this fungus.

Proactive Measures

- Mow the St. Augustine at the recommended height. This allows the turf to capture as much sunlight as possible and produce the maximum amount of photosynthetic energy. We generally mow the St. Augustine at 3.5 inches.
- Make fungicide applications that target the Take All Root Rot. We

made two fungicide applications last fall, and we will make two more this spring. This four-application program is the recommended process for suppressing the TARR. We are currently not charging anything extra for this service.

- Keep mower blades sharp to reduce further disease or insect pressure. We sharpen our blades on a regular basis, and we will also begin push mowing all residential segments of the single-family lawns. This should also decrease stress on the turf. (Common areas will still be serviced with ride on mowers)
- Balance nitrogen and potassium nutrients in fertilizer applications. We are increasing our potassium inputs to equal or exceed the nitrogen we apply. Potassium is very important in regulating transpiration in turf, and it is the major building block of cell walls as well.

Challenges

- Reclaimed irrigation water exacerbates Take All Root Rot. It is not commonly known but reclaimed water is heavily treated with salts to kill the bacteria that it contains. This salt is not particularly healthy for the turf. And while the salt suppresses bacteria, it does nothing to reduce the amount of nutrients that are found in the water. Sewage treatment plants break down the solid waste contained in the water, but the nutrients remain. So, these nutrients tend to "feed" the TARR fungus.
- High soil pH also makes the TARR fungus more active. Most lawns in the community have a soil pH in the 7.6 to 7.8 range. A good range to successfully manage TARR would be 6.2 to 6.5. While raising soil pH is easy to accomplish with lime,



lowering soil pH takes applications of sulfur. And occasional applications are not enough to keep the pH level down. It would require multiple application of sulfur through the year to generate a noticeable and sustainable reduction in the pH.

We will continue to do as much as possible to fight this fungus. It lives in the soil and cannot be eradicated in the residential landscape. We can only address the factors that are mentioned as proactive measures.

We would encourage all residents that are struggling with their St. Augustine to consider converting their lawns to a hardier grass. It is not uncommon to hear residents say that their lawn was resodded with St. Augustine only a few years ago and now it is failing again. That cycle will continue if Take All Root Rot damaged St Augustine is replaced with more St. Augustine. The fungus never goes away so, it is vital to shift to a grass that is more tolerant of that burden.

Craig Conner is the Operations Manager for BrightView Landscaping Services.

Board Meeting Recap

Here is a look at the items addressed by the Whisper Dunes Homeowners Association Board of Directors at its meeting in February.

Attendance:

Present: David Bickham, Linda Lee, Phil Staggs and Brian Thompson

Absent: Connie Houk

1. Old Business

- Mr. Bickham reported the Automated External Defibrillator (AED) and Stop the Bleed Kit had been installed at the pool.
- The Board discussed the cabana fascia painting/repair, including a discussion on whether the repair is within the budget. Mr. Staggs and Mr. Thompson stated that based on previous bids, it would be best to replace the gutters rather than paint them. Mr. Staggs was going to continue developing the scope of service for the work to obtain bids.
- Mr. Staggs reported that no bids had been received for the sidewalk repair in the common area near the dog park due to the small size of the project. He was going to continue to seek bids.
- The Board approved the purchase of two new water fountains at the cabana. Mr. Bickham, Mr. Staggs and Mr. Thompson voted to approve the purchase with a price not to exceed \$2,400.00 for the fountains and parts necessary for the installation. Ms. Lee voted against the purchase.
- The Board approved proposals from C&K Field Services and BrightView to move forward with the renovation at the entrance to the neighborhood. More on this project can be found on Page 1 of this newsletter.
- The Board discussed the project to clear the common area at the northwest corner of the neighborhood on Sand Oak Boulevard. Mr. Bickham is going to get input from the City of Panama City Beach regarding the removal of trees in this area, and Mr. Staggs will continue to work on obtaining bids.
- The Board discussed the replacement planting of two palm trees in the common area beside 200 Laurel Oak. As the trees will become HOA property upon planting, the Board voted 4-0 to purchase gator bags to provide for watering. The purchase is not to exceed \$100.00.
- The Board discussed the preliminary Reserve Study and did not suggest any changes to this preliminary report.

2. New Business

- The topic of shutting off pool access to residents in the collection process was tabled until the March meeting.



- Mr. Bickham gave a presentation on options for the replacement of pool furniture. This information may be found on page 5 of this newsletter.
- The topic of trimming trees in common areas that are encroaching on residents' property was tabled until the March meeting.
- The Board discussed the topic of mounting the HOA television in the cabana. Mr. Thompson stated he would donate a bracket on which to hang the TV and an Amazon Firestick. Mr. Bickham stated he would like to see some proposed rules on the use to proactively prevent disagreements once in place. Mr. Thompson will draft some rules and present them at the March meeting.
- The Board discussed a rate increase for the 2024 audit. The budget includes funding based on the 2023 review. However, a complete audit is required this year. The Board approved \$4,000 for this work to be completed by Joseph L. Michalak.
- The Board discussed the current agreement with Coastal Waste for trash removal at the cabana. It was determined no new agreement was necessary at this time.
- Resident Ron Pezley voiced his concern that Massey was not upholding their contractual duties for pest control and termite treating in the multi-family neighborhoods. The Board was going to work with Rizzetta to determine what is being done and if that reflects what is being billed.

Note: This is a summation of the Board meeting and does not reflect the official minutes of the meeting. The Board will vote to approve the official minutes at the March 12 meeting.

The next Whisper Dunes Homeowners' Association Board of Directors meeting will be at 5 p.m. on Wednesday, March 12, at the pool cabana.

Board Requesting Resident Input on Pool Furniture Replacement

The Board of Directors is seeking resident input regarding the replacement and/or repair of the furniture at the pool.

The current furniture is rapidly falling into disrepair. Currently, five tables with acrylic tops, 18 table chairs and 10 bar-height chairs in the cabana and 26 usable lounge chairs and seven side tables at the pool.

There currently is approximately \$12,000 designated for pool furniture in the Reserves, with an additional \$9,000 budgeted to be added this year.

The Board is considering three options:

Option 1

The Board can purchase Polywood furniture for the cabana and replace the lounge chairs around the pool in two phases:

- 2025 - Purchase five new table and chair sets and six new bar-height chairs in Pacific Blue (to match the current colors) to replace the tables and chairs currently in the cabana. The cost for this would be \$10,608 + tax.
- 2026 - Purchase new 32 lounge



chairs and 16 side tables to match the current style of strap furniture. The cost of this would be \$11,520 + tax and delivery.

Option 2

The Board can purchase Polywood furniture for the cabana and around the pool in two phases:

- 2025 - Purchase five new table and chair sets and six new bar-height chairs in Pacific Blue (to match the current colors) to replace the tables and chairs in the cabana. The cost for this would be \$10,608 + tax.
- 2026 - Purchase new 16 lounge chair and side table sets, two Adirondack chair and table sets for under the pergola and two bar-height table with two chairs each and two additional table and chair sets for outside the cabana. The cost of this would be \$23,538 + tax.

Option 3

The Board can purchase Polywood furniture to replace all furniture this year at a cost of \$31,288 + tax using the money in the reserves plus funds received from the sale of new homes for the balance.

The Board would like to hear your opinion. Please email your thoughts. The subject on your email will be prefilled indicating your choice.

For Option 1, please email whisperdunesnewsletter@gmail.com.

For Option 2, please email whisperdunesnewsletter@gmail.com.

For Option 3, please email whisperdunesnewsletter@gmail.com.

Make your voice heard and let the Board know what you think about the furniture replacement and what plan you think is best.

Help Keep Whisper Dunes Looking Good

Now that the freezing temperatures are a thing of the past and the grass is starting to show signs of coming back to life, it's time to start thinking of spring projects.

One project you may not be thinking about but that needs your attention is pressure washing your house, driveway and sidewalk.

Whisper Dunes uses reclaimed water in its sprinkler systems. And while this cuts down on the water bills, one of the unintended consequences of reclaimed water is a discoloration on the sidewalks. And while the Homeowners' Association's annual budget includes a line for cleaning the common area sidewalks, the homeowners are responsible for cleaning their driveway and sidewalk - including the sidewalk along the street in front of their property.

Beginning in the middle of March, members of the HOA

Board as well as other community volunteers will begin making a list of residences that need to pay some attention to their house, driveway and/or sidewalk.

Notices will be sent out by the end of March to the owners of the homes that need to do this chore, with a goal of having all the worked wrapped up by the end of April. Those residents who don't take care of this chore will face the possibility of having the HOA Board arrange to have a company do the cleaning, with the cost being charged back to the homeowner on their quarterly assessments.

Florida Pro Wash, the company that performed the pressure washing on the multi-family side



of the neighborhood, is offering Whisper Dunes residents a 15% discount on pressure washing from March 17-31. See the flyer below for the details.

Let's all pull together to help keep our neighborhood clean.

15% off All Services!
Whisper Dunes Exclusive
Valid March 17th- 31st

Florida Pro Wash
PRESSURE WASHING SERVICE

- ★ Driveways
- ★ Gutter And Windows
- ★ House Washing
- ★ Deck, Dock And Railings
- ★ Roof Cleaning
- ★ Residential and Commercial

CALL / TEXT 850-919-WASH
www.flprowash.com
Use Promo Code: WHISPERDUNES

(850) 919-WASH
FLProWash.com

VETERAN OWNED BUSINESS

Looking For Help With that Home Project?



Whether you've lived here since the neighborhood first became a reality or just moved in, you've no doubt come across a project with which you need some help.

The Neighborhood Newsletter would like to put together a list of recommended contractors so everyone has the information at their fingertips.

If you have a contractor you would recommend to others, we want to know about it. Whether it's a painter, an electrician, A/C expert, roofer or any other speciality, give us your recommendation.

Please send your recommendation, including their area of expertise and

contact information, to whisperdunesnewsletter@gmail.com. Please include contact information if you have it.

We'll compile this list and complete a handyman directory for the residents of Whisper Dunes.

IT'S ~~NOT~~ TOO LATE!

If you want to receive the Whisper Dunes newsletter via email, it's as simple as sending an email to whisperdunesnewsletter@gmail.com.

UPCOMING DATES

Feb. 28-March 29
Ramadan

Feb. 28-March 1
Panama City Beach Scottish Festival
Frank Brown Park

March 5
Ash Wednesday

March 6-8
Emerald Coast Cruizin' Car Show
Frank Brown Park

March 12
HOA Board of Directors Meeting
5 p.m. • Pool Cabana

March 13
Panama City Beach City Council Meeting
6 p.m. • City Hall

March 14
Holi

March 17
St. Patrick's Day

March 27
Panama City Beach City Council Meeting
9 a.m. • City Hall

March 28-29
Unwined
Aaron Bessant Park

March 29-30
Eid al-Fitr

Whisper Dunes Homeowners Association Board of Directors



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President

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Connie Houk

Vice President

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Brian Thompson

Treasurer

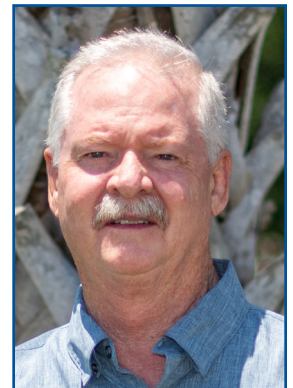
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