

**WHISPERING SANDS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
CLUBHOUSE
JUNE 20, 2019**

President David Chandler-Smith opened the meeting at 6:10 PM. There is a quorum.

Directors present: David Chandler-Smith, Hank Sessa, Dale Campbell, Anne Marchant, Marc Guimont, Kathy Kienitz, Ed Miller (by phone).

Property Manager: Ruth Bruns

Members present: Cindy Benedict (by phone), Susan Thompson (by phone).

Hank Sessa moved and Kathy Kienitz seconded approval of the April 25, 2019 minutes. All approved except Anne Marchant who abstained.

Treasurer Ed Miller presented our financial position. At this time it looks like our fiscal year will end (June 30, 2019) with a variance of +\$578. There are no present delinquencies. The balance sheet is excellent.

Ruth Bruns presented the Manager's Report. There were no questions.

David Chandler-Smith presented the President's Report. We need prices from Maine Properties for occupancy sensing light switches and for automatic faucet shut offs. Speed bumps will be installed in a couple of weeks.

Kathy Kienitz will check the condo documents regarding who can approve exterior changes to condominiums that change the architectural design.

There has been a request for an external lockbox for the convenience of one resident. This was not approved.

For tenants to install a heat pump or air conditioning unit that will penetrate a wall, they must obtain approval from the unit owner, the Property Manager and the Board.

The Property Manager was asked to get a second quote to repair/replace the trash dumpster enclosure.

Sign updates for "no smoking" and "no diapers in the pool" were approved.

Dow and Coulombe Surveyors were on our property today to determine our elevation and to provide an Elevation Certificate relating to flood insurance.

The Board and the Property Manager will investigate bicycle storage options.

The next Board meetings are scheduled for Thursday, July 25, 2019 at 5:00 PM in the clubhouse and Friday, August 23, 2019 at 5:00 PM in the clubhouse.

Respectfully submitted,