

**WHISPERING SANDS CONDOMINIUM ASSOCIATION
MINUTES OF BOARD MEETING
SEPTEMBER 26, 2019
CLUBHOUSE**

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

Property Manager: Ruth Bruns

Members present: Cathy Larkin (8), Cindy Benedict (31), Sheila Hardy (36), Susan Thompson (33).

David Chandler-Smith opened the meeting at 5:05 PM. There is a quorum.

Comments: Cindy Benedict asked about dryer vent cleaning. Work will be done from inside of each unit. Air pressure will be checked; the vent will be cleaned and the air pressure will be checked again.

It was skied if bat houses would help control mosquitoes and consequently EEE.

Hank Sessa moved and Anne Marchant seconded approval of the August Board meeting minutes. Approved unanimously.

President's comments: Automatic light switches in the clubhouse are not complete. Ruth Bruns will follow up on this matter.

Add executive session at the end of this meeting to discuss the new billing rates from Maine Properties.

Financial report: Treasurer Ed Miller reports that we have a strong balance sheet and out budget is on target. There is one delinquency. This is being dealt with.

Manager's report: Ruth Bruns presented her report. It was accepted by all.

The Association was offered a used piano. Kathy Kienitz expressed some reservation. Hank Sessa moved and Dale Campbell seconded a motion not to accept the gift of a used piano. Approved unanimously. David Chandler-Smith expressed thanks for the offer.

There was a discussion to wash the tennis court in the Spring. Ruth Bruns was asked to get a cost for this service.

Hank Sessa led a discussion of our window replacement policy and the type of shingles to be used when replacing windows. Hank was asked to prepare a written proposal for window replacements and present it to the next regular meeting. Further, it was requested that the Association's attorney review the proposal. All agreed.

Hank Sessa moved and Marc Guimont seconded that a cost be obtained from Maine Properties to replace the white cedar shingles that were recently installed with red cedar shingles. All approved with the exception of David Chandler-Smith who abstained.

Hank Sessa moved and Anne Marchant seconded that the Landscape Request for Proposals be sent to the membership for their review and request member approval to spend up to \$5000 as a special assessment landscape design services. Unanimously approved.

Hank Sessa moved and Dale Campbell seconded a motion to send a letter to all of our membership requesting comments on a request from the Hardy's (36) for permission to remove the trellis structure from their rear deck. 6 yeas and 1 nay (Guimont)

Ruth Bruns was asked to have the speed bumps removed before winter.

The next regular meeting of the Board will be at 5:00 PM in the Clubhouse on October 24, 2019.

The board went into executive session at 6:35 PM.

The Board came out. Of executive session and adjourned at 7:00 PM.

Respectfully submitted,

Marc Guimont, Secretary