

WHISPERING SANDS CONDOMINIUM ASSOCIATION
MINUTES OF BOARD MEETING
December 5, 2019
CLUBHOUSE

Board members present: David Chandler-Smith, Hank Sessa, Dale Campbell, Ed Miller, Anne Marchant, Kathy Kienitz, Ruth Bruns-Property Manager.

Whispering Sands Community present: Cathy Larkin (8) By Phone: Susan Thompson (#33), Cindy Benedict (31)

David Chandler-Smith opened the meeting at 5:05 PM. A quorum was certified.

Comments: Susan Thompson requested the fallen tree stump in front of Unit #36 should be removed. To be scheduled for removal in the spring.

A motion by Ed Miller to accept the October minutes and a second by Hank Sessa. The Minutes of the Board Meeting for October were approved.

Treasurer's Report: No issues to report currently.

Manager's Report.

- 1) Light Sensors in the Clubhouse-Maine Properties is returning to complete. LED bulbs to be installed in Clubhouse.

- 2) Trash Gate-being monitored.

Maintenance Review:

- 1) Ruth handed out current update.

President's Remarks:

- 1) Marc Guimont's resignation is accepted by the board. Marc's office key for the property will be requested to be returned.

- 2) Kathy is working on a Master Key policy. When completed add to the Web Site for owners on whom to contact if locked out.

- 3) Sally Poland's passing (Unit #10). Ruth Bruns is to send out e-mail to notify the Whispering Sands community.

- 4) Shingle Replacement: Ruth to get a quote from Dave Nappi regarding repairs with the Red Cedar shingles. All future shingle replacement are to be with Red Cedar shingles. (Add to website?)

- 5) Window Cluster Replacement: Uniform or Random? The Board will look in to seeing if Sherwin Williams paint can match our "New Green". Then experiment

in the spring in the areas where the windows have been recently replaced to assess the color match.

- 6) The Board is looking to establish a volunteer resident Landscaping/Garden Committee. The board will inform the community we are looking for volunteers. Three residents have come forward to date as volunteers. (Susan Thompson, Tammy Heathco and April Miller)
- 7) Roof Discussion: Get three assessments on roof replacement, cost and timeline, (5-year plan), steel or shingle, building priority. Discuss at next meeting.
- 8) Flood Plan: No new updates.

The next regular meeting of the Board will be on Thursday, Jan. 30, 2020 at 5pm in the Clubhouse. Followed by Feb. 27 & Mar. 26th both at 5pm.

The meeting ended at 6:28PM.

The Board went into executive session at 6:30PM.

The Board came out of executive session and adjourned at 6:45PM.

Respectfully submitted,
Dale