

WHISPERING SANDS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS
MINUTES
THURSDAY FEBRUARY 11, 2021 5:00 p via zoom

All are welcome

PRESENT: Neighbors: K. McDonough #3, E. Norman 38, J and N Whitney #41, C and G Larkin #9, K. Bujold #11, S. Thompson #33, Board: C. Benedict, K. Kienitz, E. Miller, J. Nicholas, A. Parsons Marchant, H. Sessa. Property Manager: R. Bruns. Later by phone: S. Hardy #36.

OWNER FORUM: Forum was deferred to prioritize the following Motion as it is considered such a pressing matter.

MOTION: to enter into a contract with Property Management Services of Maine as property manager of Whispering Sands effective April 1, 2021. Moved by H. Sessa and seconded by C. Benedict. H. Sessa emphasized support for our Property Manager representative R. Bruns and the dedicated service Ruth has provided to WS spanning many years. This sentiment was repeated by all Board members repeatedly throughout the duration of the meeting. R. Bruns excused herself from the meeting. H. Sessa detailed specific grievous concerns for current contract with Maine Properties. These concerns prompt today's Motion and are in addition to factors that prompted the WS Board to engage in exploration of Transfer to a new property manager beginning 18 months ago. Board members all spoke to the Transition Motion. Neighbors were invited to speak and all did so. **Motion passed 6 aye.** Maine Properties will be officially notified on Monday February 15, 2021 with a 48 day notice as per contract for Cause.

SUGGESTION BOX: Contributed by G. Mrowka. **MOTION:** install unit numbers (of similar sized and shape to those on the front of units) to the rear of all units in an appropriately visible spot. Motion by H. Sessa and second by C. Benedict. Passed 6 aye.

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING. Motion to approve Minutes of 1-7-21 meeting by E. Miller and seconded by C. Benedict. Approve 6 aye.

TREASURER'S REPORT.

E. Miller drew participants attention to disputed money that Maine Properties has declined to return to WS account. Year to date comparisons where MP repairs from last summer and the 6400\$ now in dispute with MP are responsible for 24K for which we are now overbudget. We have some snow contingency funds (4500)

PRESIDENT'S REPORT

1. Snow removal. There are varied reports from owners for quality of snow removal with dismay in the front and good job in the back. H. Sessa to contact plow contractor.
2. Association Mailbox. H. Sessa awaiting call back from OOB post office to establish Association mailbox.

COMMITTEE REPORTS

1) COMMUNICATION

- a) Resident Relations - C. Benedict reviewed maintenance list and reports ongoing progress.
- b) Website. K. Bujold provided volunteer webmaster update and his complete redo of the website. K. Bujold is thanked for all his efforts on the Association's behalf! Website content is currently being revised and approved by the Board and will be posted on the website following approval. The shared goal is a website that is accurate and truly useful for Neighbors.

- 2) GROUNDS AND GARDENS: The landscaping estimate has not been received. Upon transfer to PMSOM, review the original landscaping RFP will be requested

OTHER BUSINESS/ANNOUNCEMENTS

MOTION: by E. Miller and second by C. Benedict to accept Pool Rules revised to include "No Smoking including No Vaping". Passed 6 aye

MOTION: by E. Miller and second by C. Benedict to Accept revised Work proposal form. Passed 6 aye. K. Kienitz was thanked for this revision.

ADJOURN: Meeting adjourned at 6:41, pm.

NEXT MEETING OF WHISPERING SANDS BOARD:

March 11, 2021

Subsequent meetings to be scheduled in collaboration with Property Management Services of Maine

Respectfully submitted, Anne Parsons Marchant

reviewed and approved at the March 11, 2021 Board Meeting

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