

WHISPERING SANDS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS
MINUTES
THURSDAY MARCH 21, 2021 5:00 pm via zoom
All are welcome

PRESENT: **Neighbors:** D and B Gringas, D. Berkson, C. Holt, S. Cormier, S. Thompson, K. Bujold, C Larkin, R. Denver, **Board:** C. Benedict, K. Kienitz, E. Miller, J. Nicholas, A. Parsons Marchant, H. Sessa. Maine Properties Manager: R. Bruns. Property Management Services of Maine representatives D. Middleton and M. Powers.

A Tribute was provided to Ruth Bruns, our property manager for so long. Board members and prior Board member, S. Hardy, provided additional comments and thanks. A copy of the tribute will be forwarded to Ruth, to Maine Properties President Harrison Smith and is attached to these Minutes.

A warm welcome was extended to new owners Dianne and Bill Gringas (#26)

OWNER FORUM: K. Bujold asked about smoke detectors. Replacement of smoke detectors is owner responsibility. Several owners expressed appreciation for Ruth's service. S. Thompson asked about when the smoke detectors were last replaced in common hallways. **ACTION:** R. Bruns will check records.

SUGGESTION BOX: no suggestions received via website

CHANGES/ADDITIONS TO BOARD MEETING AGENDA: 1) Scheduling of upcoming Board Meetings. 2) Scheduling for Bill Smith, arborist 3) Addition of unit numbers on the rear of units

APPROVAL OF THE MINUTES OF THE 2-11-2021 MEETING: C. Benedict moved to approve with second by E. Miller. Motion carried 6 aye.

TREASURER'S REPORT: E. Miller referenced increase in accounts payable for plowing, payment to Maine Properties and for insurance. E. Miller reviewed salient elements of the budget. We are currently in a budget deficit resulting from a prepay of snow plowing for the month of March and one time pool costs. Credit visible under Grounds and Maintenance refers to a charge by MP that was

successfully contested by H. Sessa. H. Sessa thanked J. Nicholas for his assistance in contesting the charge.

MANAGER'S REPORT: Pump station expenditures are right on budget per R. Bruns. R. Bruns referenced the two outstanding maintenance requests for #26 and #30 - which will be transferred to Property Management Services of Maine to address.

PRESIDENT'S REPORT

1. H. Sessa spoke to timely, seamless, and time intensive transition from Maine Properties to Property Management Services of Maine. A property walkaround was completed today with incoming property manager M. Powers.
2. Budget Vote. the Annual meeting will be held outdoors on 29 May 2021
3. Flood Insurance: OOB community wide meeting with FEMA has been postponed to 2022. WS Association will pay flood insurance premium for Building A pending additional information.
4. Update on snow removal: a very light winter with progress made in working out details with N. Mosher, new plow contractor.
5. Board meeting dates for April, May and June will be scheduled.
6. Scheduling for arborist Bill Smith (R. Bruns reports all vendor info has been transferred to Property Management Services of Maine).

COMMITTEE REPORTS

1) COMMUNICATION

- a) Resident Relations - C. Benedict has requested feedback from building stewards as to what is working for the movement of cars related to snow removal. Board will make specific recommendations for car movement related to snow removal and these will be added to the website. Roof moss will be revisited on April agenda.

b) Website - K. Bujold is working on a training manual for any volunteer managing the WS website. Kris feels he benefitted greatly from similar orientation from D. Chandler Smith when Kris assumed role of website volunteer.

MOTION: made by A. Parsons Marchant and seconded by E. Miller to accept updated materials to About section for addition to the website. Motion passed 6 aye. Cindy and Anne will continue to work on Vehicle Rules and bring to Board next month. K. Bujold requested rules address short visit - hours as opposed to overnight.

2) GROUNDS AND GARDENS - Kathy and Anne. An additional contractor has been identified (Robillards on Cascade Road, OOB). Grounds and Gardens met February 18 with D. Middleton and provided the Estabrook Plan. D. Middleton

suggests putting the landscape design from Estabrook's in the form of an RFP. D. Middleton has since identified two additional landscapers who might be interested in bidding on the RFP. Funding will be explored in an upcoming Workshop.

The meeting adjourned at 6:11 pm.

Upcoming Board Meetings: 4/15/21 and 5/13 /21 5:00 pm

ANNUAL ASSOCIATION MEETING MAY 29, 2021

Respectfully submitted,
Anne Parsons Marchant
Board Secretary