

WHISPERING SANDS CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS  
MINUTES  
THURSDAY May 13, 2021 5:00 pm via zoom

*All are welcome*

PRESENT: Neighbors: Aly Noyes, C. Larkin, K. McDonough, C. Holt. R. Denver,  
Board: C. Benedict, K. Kienitz, E. Miller, J. Nicholas, A. Parsons Marchant, H.  
Sessa. Property Manager: M. Powers

OWNER FORUM: A. Noyes introduced herself as new owner of #6. Welcome Aly!  
C. Larkin pleased with ACME cleanup, K. McDonough spoke to challenge of second  
hand smoke and reported situation is improved.

SUGGESTION BOX: no submissions received

CHANGES/ADDITIONS TO BOARD MEETING AGENDA

See Robillard Plan under President's Report.

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING: Motion to approve  
made by E. Miller, second by C. Benedict. Motion passed 6 aye.

TREASURER'S REPORT: E. Miller provided an overview of the 21/22 Budget.  
There was discussion as to how the proposed landscaping project is unique in its  
adding to property values without requiring an assessment. A Motion to approve the  
proposed budget for presentation to the Whispering Sands Association for  
Association approval at the May 29, 2021 Annual Meeting was made by H Sessa and  
seconded by J. Nicholas. Motion passed 6 aye.

MANAGER'S REPORT - none provided.

PRESIDENT'S REPORT

Dates for Landscaping Plan are as follows: Robillard excavation will begin May 24,  
2021 with an estimated completion in five days. Second phase (planting) will begin  
June 11, 2021 with estimated completion in 5 days. Mulch is quoted at 80\$ per  
yard and is recommended for water retention.

2. Dupuis Locks has been asked for an estimate to rekey the property. The entire property would be rekeyed to one master.
3. **MOTION:** H. Sessa moved an expenditure of about \$1200.00 for an update to the 2008 depreciation plan to be completed by PMSOM. Expenditure would be after July 1. K. Kienitz asked who would perform the eval and M. Powers replied eval would be PMSOM senior leadership. The goal is to assess each major asset i.e roofs, sidewalks, driveways etc and create a plan for life expectancy/estimated need for replacement - in order to create a long term plan. M. Powers reported that PMSOM has engineering software that would allow for creation of said long term plan. Second by K. Kienitz. Motion passed 6 aye.
4. Review of the Bylaws has revealed terms of Board service are stated as two year terms when long term practice has been three year terms. In order to align the Board terms of office with the Bylaws, a **MOTION** was made by E. Miller to present to the Annual Meeting of the WSCA a proposal to change the Bylaws to a three year term of Board service. Motion was seconded by K. Kienitz. Motion passed 6 aye.
5. All owners are encouraged to submit their personal unit insurance plans to the new insurance company for evaluation. Contact info will be forwarded to all neighbors.

## COMMITTEE REPORTS

### 1) COMMUNICATION

- (1) Resident Relations - Cindy Benedict. Winter Watch: It is recommended to discontinue Winter Watch as owners now have many virtual options for monitoring their units and because oversight of the program is no longer included in the property manager contract. Shoveling of upper decks will still be required for snow fall in excess of six inches.
  - (2) Website: C. Benedict reported ongoing efforts to revise the Whispering Sands Website to incorporate information from the Owner Binder and to ensure clear, up to date, information. New Owners are reporting that they are not receiving transfer of owner binders from prior owners, emphasizing need for transition of information to website. Additional revisions expected for June mtg.
- 2) **GROUND AND GARDENS** - H. Sessa recommends delay of opening of pool to completion of Robillard excavation (to be completed no later than 6-15-2021.) To be discussed at upcoming Landscaping Workshop. E. Miller questioned whether a two week hiatus between treating the pool and opening the pool for

swimming is required. **ACTION:** M. Powers will clarify date when pool will be available for swimming given both anticipated landscaping excavation and chemical treatment.

- 3) **MOTION:** to spend up to 200\$ for rechargeable leaf blower to be stored and charged in the clubhouse. Motion was made by H. Sessa and seconded by E. Miller. Motion passed 6 aye.

#### FOLLOWUP ITEMS FROM PREVIOUS MEETING/OTHER BUSINESS

H. Sessa reports owner of #9 reports her upper deck was not shoveled all winter. Cleaning of clubhouse office: Stored in the office currently: three large plastic totes with Christmas decorations (J. Nicholas suggests moving to basement), paint cans, over 20 boxes of WSCA records previously housed at Maine Properties.

**ACTION:** M. Powers will gain clarity as to requirements related to record retention.

**MOTION:** to form a Space Subcommittee to explore use of space on the WSCA property was made by A Parsons Marchant and seconded by C. Benedict. Motion passed 6 aye. A. Parsons Marchant and C. Benedict volunteered to serve on the subcommittee.

**Annual Meeting:** to be held live on the tennis court as in 2020. In the event of less than desirable weather, M. Powers will provide a zoom link for same date/time.

**ACTION:** M. Powers will send an email to all owners detailing when Agenda and details for the Annual Meeting will be distributed.

**Kudos:** H. Sessa extended kudos to K. Kienitz for her expertise in fact checking multiple issues. H. Sessa proposed a **Workshop** next Tuesday May 18, 2021 at 5:00 pm .

**ADJOURN: MOTION:** to adjourn made by C. Benedict and seconded by J. Nicholas at 6:19 pm.

**NEXT MEETING OF WHISPERING SANDS BOARD:** June 10 and July 15.

**ANNUAL MEETING:** May 29, 2021 10:00 in person on the Tennis Court.

Respectfully submitted,  
Anne Parsons Marchant, Secretary

[www.whisperingsands.org](http://www.whisperingsands.org)

APPROVED by the Board of Directors JUNE 10, 2021