

WHISPERING SANDS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS
MINUTES
THURSDAY JUNE 10, 2021 5:00 pm via Zoom

All are welcome

PRESENT: Neighbors: C. Holt, R. Denver, N. Whitney, C/G Larkin, S. Hardy, S. Thompson, Board: C. Benedict, K. Kienitz, E. Miller, J. Nicholas, K. McDonough, A. Parsons Marchant, H. Sessa.. Property Manager: M. Powers.

OWNER FORUM (please limit to 2 minutes each) N. Whitney reported sighting small ants in the last week. G. Larkin requests levelling and raking.

SUGGESTION BOX: none

CHANGES/ADDITIONS TO BOARD MEETING AGENDA: Creation of a Space Reservation Subcommittee will be added under President's report

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING. Motion to approve by K. Kienitz and seconded by E. Miller. 7 aye.

TREASURER'S REPORT - E. Miller described concern for 6 delinquent HOA payments which is unprecedented and results in a 3K deficit reflected in this month's report. **ACTION:** E. Miller and M. Powers will investigate. M. Powers encouraged all Neighbors to change the amount of any autopayment HOA to reflect the 3.0% increase beginning July 1, 2021. E. Miller reviewed actual year end expenditures compared to estimates provided at Annual Meeting earlier this month. E. Miller cautions that numbers remain in flux until end of fiscal year.

PRESIDENT'S REPORT

ACTION: Ultra super kudos for K. Kienitz with assistance from C. Benedict during this planting week.

ACTION: Stellar attendance at Annual Meeting suggests that Zoom may become a fixture

ACTION: Move rekeying to a Workshop Meeting

MOTION: to transfer contract for propane to Irving Fuel who will replace propane tanks (identified as out of code: cost 20K which Irving will absorb) and provide service at a competitive price with a five year contract. Propane service will be uninterrupted in the transition. Contract is pending. Motion was seconded by E. Miller. Motion passed 7 aye.

COMMITTEE REPORTS

1) COMMUNICATION

- a. Resident Relations - Cindy Benedict. Policy for leaving a car on site while away for an extended time will be addressed in an upcoming Workshop.
- b. Buildium Resident Center inservice will be part of an upcoming workshop
- c. **ACTION:** Reserving Association amenities. A subcommittee will be formed to manage and to make recommendations to the Board. C. Larkin and C. Benedict have volunteered to serve on the committee

2) **GROUNDS AND GARDENS** - K. Kientz spoke to unexpected planting and gratitude for all those helping with watering. A schedule for watering will be helpful. Spigots at Clubhouse: one has been replaced, the other is in need. Plumber will return next week to replace clubhouse and #37. K. Kienitz described how the Estabrook Plant List is roughly 100 plants short as the Estabrook Plant List appears to be incomplete as compared to the blueprint. Any neighbor is invited to join Grounds and Gardens at a walk around meeting including the landscaper Mr. Robillard at 9:00 am. this Saturday. **ACTION:** J. Nicholas proposed Saturday walkaround to include assessment of hoses, hose nozzle/sprays,

OLD BUSINESS/OTHER BUSINESS/ANNOUNCEMENTS

ACTION: M. Powers reports Association records should be retained for ten years and older records should be shredded.

ACTION: J. Nicholas will pick up leaf blower

MOTION: Approve posting of DRAFT Minutes of the meeting to the website with the understanding that following approval of the Minutes at the subsequent Board meeting the draft minutes will be replaced with the Approved version. Motion made by A. Parsons Marchant, Seconded by E. Miller. Passed: 7 aye

ADJOURN: The meeting adjourned at 6:03 pm.

The Board of Directors moved into Executive Session at 6:03 pm.

At 6:27 the Board resumed a Regular Board meeting. **MOTION:** to empower M. Powers to contact an attorney to take the maximum legal redress available against Delinquent Unit X. Motion made by K. Kienitz. Seconded: C. Benedict. Motion passed 7 aye. **MOTION:** to send notice to owner and resident of Delinquent Unit X that rights to use of recreational facilities are revoked until account balance is zero Motion made by K., Kienitz. . Second by C. Benedict. Motion passed 7 aye. A photo will be taken of posting on unit door as phone number and mailing address are unavailable to Association.

ADJOURN: Motion to adjourn made by K. Kienitz at 6:39 pm.

NEXT MEETINGS OF WHISPERING SANDS BOARD:

Thursday July 15, 2021 at 5:00 pm

THURSDAY AUGUST 26, 2021 at 5:00 pm