

WHISPERING SANDS CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS  
MINUTES  
THURSDAY AUGUST 26, 2021 5:00 PM *via zoom*

*All are welcome*

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

OWNER FORUM (please limit to 2 minutes each)

SUGGESTION BOX: one received See President's report

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING. Motion to approve by E. Miller, seconded by C. Benedict. Motion passed 7 aye.

TREASURER'S REPORT. An end of year report will be distributed shortly to all owners. The landscaping project will be posted separately so that it is clear to all. E. Miller and H. Sessa are working with PMSOM to create a depreciation plan which will outline estimated expenditures for anticipated upcoming maintenance needs - i.e, tree care.

#### PRESIDENT'S REPORT

1. Michelle will ask Jim Seavey, who is responsible for fall cleanup, to clean gutters - to include thorough cleaning of downspouts.
2. Snow/landscape contracts. M. Powers waiting for proposals. Brian Robillard has pulled out of the running due to manpower.
3. New Irving propane contract: temporary tanks will be placed while old tanks are removed and new ones positioned. Work to be completed by Labor Day. Irving will be providing maintenance and emergency contact information for neighbors to directly contact Irving if needed. Irving distributed packets via email to all neighbors on 8/25/21 with contract applications to complete and submit.

4. Occupancy guidelines for Clubhouse set by OOB fire department at 27, plus number of chairs in the sitting room. J. Nicholas proposed Clubhouse office space is underused and could expand occupancy considerably.
5. Clubhouse dehumidifier and sump pump check valves- J. Nicholas and H. Sessa will review
6. Tree limb falling on car responsibility of car owner's insurance. The Board regrets any damage sustained.
7. Description and need for Board workshops was referenced in a recent suggestion box as less than transparent. All workshop matters are addressed in the subsequent posted Regular Meeting.
8. Credit card fees from PMSOM. An email was sent to all neighbors on 8-25-21 alerting them to fees collected and alternative payment methods available

## COMMITTEE REPORTS

### 1) COMMUNICATION

Resident Relations - C. Benedict has a Clubhouse reservation policy ready to go. Owners will be asked to sign a waiver at time of application. PMSOM will house waivers. Vehicle Rules : designation of two winter extended parking spaces discussed, requests for Winter extended parking will be submitted through the Suggestion Box to the Board, goal is to avoid moving any car parked for an extended time. Each request will be considered on a case by case basis.

2) GROUNDS AND GARDENS - K. Kienitz/A. Parsons Marchant. Deep thanks to all who have watered so diligently throughout the summer!

### 3) MAINTAINENCE REVIEW:

- a) unit 16/17: raised blacktop: E. Miller referenced hole in the drive before reaching the first speed bump. M. Powers to address. both
- b) M. Powers will send email blast about condition of fitness room.
- c) Motion: Hire electrician to evaluate lights and stoppers in Clubhouse, and light sensors on driveway - lights all on at 9:30 am. Motion made by E. Miller and seconded by K. Kienitz. Motion passed 7 aye.
- d) Tuesday 8-31-2021 is scheduled for the master key walk around by H. Sessa and witnessed by Building Stewards. M. Powers will alert all neighbors.
- e) Christman Pool - has declined any warranty for pool tiles they installed approximately five years ago - now falling off. M. Powers will pursue a date for tile installation as close to one week following final pool service as possible with current Pool service provider, Ledgewater Pool

- f) Pool cleaning has reverted to weekly and the pool has been dirty. Next year there will be pool cleaning twice a week for the duration of the season.
- g) An estimate of 1700\$ was received for ant spraying. Motion made to defer ant spraying this year. Individual owners may spray the perimeter of their units as they wish. Motion made by E. Miller and seconded by C. Benedict. Motion passed 7 aye.

OTHER BUSINESS/ANNOUNCEMENTS - An estimate for roof washing (moss removal) has been received for \$7,000. A Board workshop will be held Wednesday 9-15-2021 at 5:30 pm to discuss and will take into consideration financial evaluation/recommendations underway with D. Middleton Sr.

A celebration of the Great Watering of 2021 will be held at the Clubhouse on Sunday September 5, 2021 from 4pm to 6 pm. All are invited to attend and bring any food and drink items they may wish to share.

The meeting adjourned at 6:20 pm

NEXT MEETING OF WHISPERING SANDS BOARD:

**October 7 2021 5:30 pm PLEASE NOTE TIME CHANGE**

Respectfully submitted,  
Anne Parsons Marchant, Secretary