

WHISPERING SANDS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS
MINUTES
THURSDAY OCTOBER 7, 2021 5:30 PM

All are welcome

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

OWNER FORUM (please limit to 2 minutes each). C. Larkin raised issue of Question 3 Maine Referendum "The Right to Food". This referendum would not affect condominium rules. N. Whitney reports mice no longer an issue in G. Atlantic roofing to address roof shingle issue in G.

SUGGESTION BOX: no contributions

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING: MOTION: to approve the August 2021 minutes made by E. Miller and seconded by J Nicholas. Motion passed 7 aye.

TREASURER'S REPORT: First quarter of this fiscal year has just closed. Some owners have not addressed the increase in condo fees effective July 1, 2021. Pool expenses went overbudget due to 3fold increase in cost of chlorine. Final payment for landscaping project has been approved. Kudos to volunteers who assisted with taking up speed bumps and storing pool furniture - saving WSCA hundreds of dollars. Volunteers to assist in 2022 are needed - please see any Board member.

PRESIDENT'S REPORT

1. Kudos to E. Miller and D. Middleton for continued refining of financial process.
2. Long term planning for property maintenance needs is ongoing and anticipated to be of great assistance in future budget planning
3. Irving Propane tank transition is complete.
4. Date for fall cleanup with ACME to be scheduled tomorrow.

5. Property Services of Maine is helping to identify a tree service for the Association with estimates scheduled into November. Estimates to date have not been affordable.
6. Basement of clubhouse - a new dehumidifier has been installed to supplement the existing dehumidifier. Flow valves to sump pumps will be installed in the basement by D. Nappi with J. Nicholas consulting. Plumbing revision to accommodate Code for proximity to electrical box is required.
7. Three bids were received for landscaping/winter maintenance. N. Mosher was selected to fill this 2 yr contract for \$36,900/yr. Mosher estimate reflects an increase of >9K over last year and was thousands of dollars less than other submitted bids. MOTION: H. Sessa moved to accept N. Mosher proposal for two years for snowplowing/grounds/garden. Second by E. Miller. Motion passed 7 aye.

COMMITTEE REPORTS

1) COMMUNICATION

- a. Resident Relations - Cindy Benedict. MOTION: H. Sessa moved to accept a Facility Reservation form to be available on the website. Motion passed 7 aye
 - b. Vehicle Rules: bring to motion next month following walk through and winter parking recommendations
 - c. Website - K. Bujold will add facility reservation form - many thanks to Kris!
- 2) GROUNDS AND GARDENS - Kathy and Anne. Hydroseeded areas are to be watered - kudos to volunteers. There are a couple of outstanding plants that are reportedly on backorder.
 - 3) MAINTENANCE REVIEW - a notice to all end units as to the presence of a water shut off valve in the hot water heater closet and recommendation to shut off this valve for winter will be sent by Michelle. Outstanding leaks in the shed of unit #14 remain an issue. Michelle will be sure to alert #14 when further work is scheduled.
 - 4) Roof Washing: October 18, 19, 20, 2021. MOTION: to approve \$7,400 for removal of moss and fungus was made by H. Sessa, second by A. Parsons Marchant. Approved: 7 aye. An Information email was distributed to all neighbors on Oct 7 and will be repeated. Building Stewards will be asked to support info in the email.

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- 5) Electrical box has been identified as a hazard in the clubhouse basement by Wheeler's Electric. An estimate for replacement of a 400 amp box in the clubhouse is pending. There is a broken line to the pool lights.
- 6) Repair of pool tiles - to be completed in the spring. There may be additional tiles stored in the clubhouse basement. Changing lightbulbs at the same time is recommended.
- 7) Weed control. H. Sessa recommended Preen as a chemical to assist in weed control. To be discussed at December meeting.

FOLLOWUP ITEMS FROM PREVIOUS MEETING:

K. Kienitz described process to address chronic fee delinquency. MOTION: K. Kienitz moved to hire an attorney to initiate foreclosure on unit 12 due to chronic delinquency. Motion approved 7 aye. E. Miller recommends any delinquencies be addressed and resolved.

OTHER BUSINESS/ANNOUNCEMENTS

A Request for Renovation proposal was submitted by C. Holt. Proposal approved.

ADJOURN: K. Kienitz motioned to adjourn at 6:41 pm with multiple seconds.

NEXT MEETING OF WHISPERING SANDS BOARD:

Thursday Dec 2, 2021 5:00 pm

Respectfully submitted,
Anne Parsons Marchant, Secretary