

*WHISPERING SANDS CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS
MINUTES*

THURSDAY JANUARY 13, 2022 5:00 pm via zoom

All are welcome

PRESENT: Neighbors: R. Denver, A. Noyes, P. Roberts, C. Larkin, K. Bujold, Board: C. Benedict, E. Miller K. Kienitz, E. J. Nicholas, A. Parsons Marchant, H. Sessa. Property Manager: Dan Engelhardt

Kudos to Dan Engelhardt, Property Manager - for exemplary follow through. Thank you!

OWNER FORUM (please limit to 2 minutes each) C. Larkin requests soap and paper towels in clubhouse restroom. A. Noyes concern for pool fence.

SUGGESTION BOX: a suggestion was received that volunteers might retrieve and sort mail as there has been a five day lapse in mail delivery due to short staffing. K. Kienitz contacted USPS and learned there is no recourse. C. Larkin also spoke with postmaster in OOB who confirmed

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING. MOTION to approve made by H. Sessa. Motion passed 6 aye

TREASURER'S REPORT: 132K in reserves which exceeds 70% of our operating budget. E. Miller reports solid financial shape. E. Miller described both contingency budget lines which total \$7000. Rather than contributing to the reserve fund this fiscal year, the Association agreed to directly fund the landscaping capital improvement project and avoid an assessment.

PRESIDENT'S REPORT

- Rule Change: Requirement for Homeowners Insurance. Experience two years ago suggests instituting a requirement for insurance that would cover the WSCA deductible. All neighbors are encouraged to review their homeowner's insurance. **ACTION:** D. Engelhardt reported insurance company has offered to do in info session on this subject. **ACTION:** Consider review of approved maintenance projects following completion to ensure that work is done correctly.
- Reserve Study - pending
- MOTION: Preapproval by Board prior to communication with owners is required for any service offered to owners for a fee. Moved by H. Sessa and second by E. Miller. Motion passed 6 aye.

Reviewed and approved at the February 10, 2022 meeting of the WSCA Board

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- TREES: **ACTION:** discuss relocation of cars on Feb 10, 2022 to accommodate tree work. D. Engelhardt to clarify with tree company.
- COMMUNICATION: Email will remain the method of distribution. K. Kienitz offered to post hard copy of notices at the Clubhouse.
- CLUBHOUSE MOISTURE: **ACTION:** TC Hafford has evaluated and recommends revamping of drainage in the clubhouse basement (\$5100 estimate). Presently, electrical bills are escalating due to constant run of sump pumps. One pump has now failed. J. Nicholas notes water coming in under the wall to the left of the stairs requires diversion into the sump hole. **ACTION:** D. Engelhardt, TC Hafford and J. Nicholas will confer about a solution for diversion of water and provide update to Board ASAP. It is unlikely the basement will ever be free of standing water
- CLUBHOUSE ELECTRICAL PANEL - Has rotted, is considered unsafe and is likely a result of Clubhouse Moisture (see above). **MOTION:** To expend (5600\$) payable to Gallant Elec was made by H. Sessa, second by A. Parsons Marchant. Motion passed 6 aye. **ACTION:** Waiting for clarity about warranty and guaranty prior to start of work.
- POOL FENCE: defer replacement to next fiscal year. **ACTION:** PMSOM will cover holes to ensure safety at minimal expense (and likely appearance) given plan to replace.
- PESTS: (CRITTERS) **ACTION:** PMSOM will identify and address entrances for rodents. 2) To control landscape WEEDS, Robillard's has recommended a chemical: SNAPSHOT or PREEN to be applied by volunteers Spring 2022.
- FLOOD INSURANCE: FEMA status unchanged. **ACTION:** quote requested from new insurance company for Plan C coverage for building A. Current annual cost is \$3627.
- LOW TEMPERATURE MONITOR ALARMS - sounded in Building E. Battery life is exhausted. Batteries in alarms in every unit must be changed and unit access is required. **ACTION:** cost estimate and scheduling pending.
- POTHOLES. **ACTION:** PMSOM will address with filler to get us through the winter.
- CHIMNEYS: table to February 2022.
- OPENINGS AVAILABLE ON THE BOARD EFFECTIVE MAY 2022: Neighbors are encouraged to run for a position on the Board. Please see any Board Member.

COMMITTEE REPORTS

1) COMMUNICATION

Resident Relations - C. Benedict **MOTION:** Accept Vehicle Rules for posting on Website. Moved by C. Benedict and seconded by K. Kienitz. Motion passed 6 aye.

Irving Gift Cards: As described in prior Board Meetings, neighbors who recently transitioned to Irving for propane qualify for an Irving gas card. Individual account owners must arrange for their card. If you have not received a card, please contact Irving. Nate and shovelling decks:

anyone who would like to have an upper deck shoveled please email Nate at:
nathan2005_1@hotmail.com. Fees and Exterior doors: table to February 2022.

Website - domain bills are coming due and will be forwarded to D. Engelhardt. Kudos to K. Bujold for all his volunteer efforts for our website. Thank you!

OTHER BUSINESS/ANNOUNCEMENTS: E. Miller expressed concern for plowing of snow onto newly planted grass. **ACTION:** E. Engelhardt will address with Nate.

ADJOURN: A motion to adjourn was offered by A. Parsons Marchant and seconded by E. Miller at 7:07 pm.

NEXT MEETINGS OF WHISPERING SANDS BOARD: Feb 10, 2022 and March 10, 2022

Respectfully submitted,
Anne Parsons Marchant
Secretary