

ANNUAL MEETING  
OF  
THE WHISPERING SANDS CONDOMINIUM ASSOCIATION  
SATURDAY MAY 29, 2021 at 9:30 am VIA ZOOM

- a. CALL TO ORDER AND INTRODUCTION OF ALL OWNERS PRESENT
  - i. Roll Call: 2, 3, 5, 6, 7, 8, 9, 10, 13, 14, 15, 17, 18, 20, 21, 24, 30, 31, 33, 34, 36, 37, 38, 39, 41, 42 THE FOLLOWING UNITS WERE REPRESENTED BY PROXY: 22, 23, 25, 27,28, 32, 40
  - ii. Confirmation of notice of official meeting served. CONFIRMED
  - iii. Confirmation of quorum CONFIRMED by M. Powers.
- b. INTRODUCTION OF PROPERTY MANAGER : Welcome Michelle Powers!
- c. **Motion** to approve JUNE 13, 2020 MINUTES OF ANNUAL MEETING was made by A. Parsons Marchant and seconded by C. Benedict. Motion passed all aye, nay 0.
- d. PRESIDENT'S REPORT TO THE ASSOCIATION

ANNUAL SUMMARY: President H. Sessa provided a lengthy summary of events of the previous year. Highlights: Management transition, Special thanks to Building Stewards. Changes and additions to the website and addition of Property Management Services of Maine website.
- e. TREASURER'S REPORT TO THE ASSOCIATION
  - i. Presentation/discussion of the Budget 2021/2022. E. Miller provided an overview of financial standing and proposed changes.
  - ii. VOTE TO RATIFY BUDGET FOR 2021/2022 . Questions and discussion, including any in the Chat, were encouraged. 26 Owners present and voting. There were no nay or abstentions noted among those present, M. Powers (PMSOM) later reported there were two "no" votes submitted via proxy. Aye votes exceeded the 20% required to approve the FY 2022 budget as presented.
- f. LANDSCAPE COMMITTEE REPORT- History and evolution of the landscaping project were reviewed. Neighbors are encouraged to review the plan available online.
- g. OLD BUSINESS

Sincere thanks to Building Stewards: C. Holt, C. Larkin, M. Nicholas, K. Kienitz, G/C McCall, G. Mrowka, R. Denver, D. Campbell

  - i. Fire Extinguishers, carbon monoxide and smoke detectors are owner responsibility to replace as needed

- iii. Water heaters are replaced every ten years and owners are informed by the property manager when due.

#### h. NEW BUSINESS

- Unit Owner Binders (with thanks to S. Hardy). Binder content moving to website as binders are not being transferred to new owners
  - [www.whisperingsands.org](http://www.whisperingsands.org) with thanks to K. Bujold
  - **Bylaw change:** Reduce owner notification of Proposed Annual Budget from ninety to thirty days. Description provided. Actual wording will be distributed to all owners for voting
  - **Bylaw change:** Terms for Directors from 2 to 3 years with election of two members to serve proposed 3 year terms. Description provided. Actual wording will be distributed to all owners for voting.
  - **Election:** of two Board Directors to serve three year terms  
**ELECTION RESULTS:** as two volunteers are running for two seats, and no nominations were received from the floor, the secretary was asked to cast a single ballot for members nominated. K. McDonough (3) and H. Sessa(42) were elected.
  - Directors with Continuing Terms: E. Miller (2022), K. Kienitz (2022), A. Parsons Marchant (2022), C. Benedict (2023), J. Nicholas (2023)
  - Volunteers needed: for help with watering new plants, for coordinating a newsletter and to serve on the newly formed Space Committee (to explore use of space (clubhouse, storage, etc) at Whispering Sands).
  - E. Miller extended thanks to Board President H. Sessa for long and diligent service with significant cost savings in 2020/2021.
- i. THE MEETING ADJOURNED AT 11:28 am.
  - j. THE BOARD ENTERED EXECUTIVE SESSION AT 11:28. The following Officers to the Board of Directors were elected:
    - i. President: H. Sessa
    - ii. Treasurer: E. Miller
    - iii. Secretary: A. Parsons Marchant

k. THE BOARD EXITED EXECUTIVE SESSION AT 11:50 am.

Respectfully submitted,  
Anne Parsons Marchant, Secretary