

WHISPERING SANDS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS
MINUTES
THURSDAY MAY5, 2022 5:00 pm via zoom

All are welcome

PRESENT: Neighbors: S. Thompson . R. Denver. Board: C. Benedict, K. Kienitz, E. Miller, J. Nicholas, A. Parsons Marchant, H. Sessa. K. McDounough. Property Manager: D. Engelhardt

OWNER FORUM: No neighbors present at start of meeting.

SUGGESTION BOX: Two email queries received.

CHANGES/ADDITIONS TO BOARD MEETING AGENDA: Permission request from Building G to spray for mosquitoes.

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING Motion to approve minutes of April 2022 was made by C. Benedict and seconded by E. Miller. 7 aye

TREASURER'S REPORT: E. Miller reviewed latest draft of 2022-2023 Budget draft. Changes have been made to reflect: transition away from TC Hafford, tile repair of the pool and Clubhouse basement repair. This budget draft suggests that there will be additional costs for fire security/low temp alarm (upgrade to wireless running on 5G.) Current system will be obsolete by Fall 2022, making current system null and void. In addition, fire sprinkler systems in two buildings are leaking and in need of repair. Increased utility costs d/t inflation were discussed.

Recommendation: use residual funds from FY 22 to pay deposits on Clubhouse repairs and potholes to reduce 30K deficit projected for FY 23. Planned 5% increase in HOA will not cover this projected deficit. D. Engelhardt reports other condo associations in the area are raising HOA fees this year from 24-40%.

ACTION: E. Miller will distribute a new draft budget reflecting decisions made tonight: eliminating \$3100 pool tile repair, fall/spring cleanup (included in annual contract), 20K capital improvement reserve and using 2022 surplus to pay down payments on necessary repairs. **ACTION:** Ask neighbors at the annual meeting for input about maintenance expenditures. Ask neighbors at annual meeting about adding money to a capital reserve fund in addition to the historic reserve fund.

PRESIDENT'S REPORT

- H. Sessa opened discussion of special assessment versus increase HOA, versus a combination of both - to cover projected deficit and to best plan for future costs. MOTION: H. Sessa moved bringing a budget to the Association for voting on May 28 which includes a 10% increase in HOA and elimination of contribution to a capital reserve fund. Second by K. Kienitz. 4 aye. 3 nay.
- Responsibility of exterior entry and storage doors of End Units, building B and Building D. Also Storage doors of interior units. MOTION: made by H. Sessa and seconded by K. McDonough: Only common entry exterior doors on the six unit buildings are the responsibility of the Association. 7 aye.
- Nomination and Voting procedures for May 28, 2022 Annual Meeting.
Board Openings: E. Miller (2022), K. Kienitz (2022), A. Parsons Marchant (2022), C. Benedict (2023), J. Nicholas (2023) K. McDonough (2024), H. Sessa (2024). Three positions are open, interested parties please contact D. Engelhardt prior to May 26, 2022. Because it is a ZOOM meeting, there will be no nominations from the floor at the Annual Meeting. Questions can be directed to any Board member. A proxy vote can be given to any Board member. E. Miller is available to speak to any neighbor with budget questions.

PROPERTY MANAGER REPORT

- Pool opening/needed repairs to pool tiles/pool lighting - Ledgewater Pools has offered a 3100\$ quote for repairs. This bid will be REJECTED. Pool lighting will be addressed in FY 23-24. ACTION: K. Kienitz offered to affix the tiles
- Clubhouse basement water mitigation update: A new contractor has reviewed the basement water seepage and provided a quote that is less than that of the prior contractor. Contract for: Cleaning of drains, expanding catch basins with higher capacity pumps, shortening the drainage closest to the electrical box, and revising the drainage pipe draining outside. The contract will be transitioned to the new contractor.
- Spring Clean Up: N. Moser has been working on spring cleanup. Any upcharge must be brought forward to the Board. D. Engelhardt extended kudos to N. Moser.

- Potholes - a quote for 1500\$ has been received. **ACTION:** D. Engelhardt will contact to move forward
- Cunningham Security Digital Monitoring Proposal (upgrade to 5G compatibility). Addressed in Fire Security above. A recent walk around with Dan was very helpful. Cunningham will remove all prior equipment.
- Plan for Summer Walk Around of property with Board. Will be completed following election of a new Board

COMMITTEE REPORTS

1) COMMUNICATION

- i) Resident Relations - Cindy Benedict. A number of outstanding maintenance needs were reviewed (i.e, #17 sidewalk) The possibility of adding a Clubhouse heat pump or converting to propane was broached as a means to reduce Clubhouse costs. **ACTION:** D. Engelhardt will explore
- ii) Website - Kudos extended to K. Bujold. Thank you, Kris!!!

- 2) **GROUNDS AND GARDENS** - Kathy and Anne. **ACTION: MOTION** by C. Benedict: Explore and apply a weed preventative as recommended by Robillard Landscaping. 5 aye. 1 nay. **ACTION:** A spring landscape walkaround will be completed to assess any plant loss and identify missing plants.

FOLLOWUP ITEMS FROM PREVIOUS MEETING

OTHER BUSINESS/ANNOUNCEMENTS:

ACTION: K. Kienitz volunteered to review archive docs in Clubhouse office

ACTION: Memorial Day Weekend Gathering: in the absence of volunteers, the last weekend in June has been identified as the Gathering date. Volunteers sought.

MOTION: H. Sessa moved that if there is **unanimous** consent by all owners of any given building for pesticides to be applied to the exterior of the building, that a given building can proceed at their own expense with pesticide application by a licensed pest contractor. Second by K. Kienitz. 5 aye. 1 nay

THE BOARD would like to extend deep gratitude to Hank Sessa for Leadership as President of the Association over the last two years and for Board service over the past 21 years.

ADJOURN: Regular Board meeting adjourned at 7:39 pm. The Board entered Executive Session at 7:40 pm. The Board exited Executive Session at 7:50 pm.

NEXT MEETING OF WHISPERING SANDS BOARD: Will be determined by incoming Board to be elected May 28, 2022

ANNUAL MEETING MAY 28, 2022 at 9:30 am via ZOOM

Respectfully submitted,
Anne Parsons Marchant, Secretary