

WHISPERING SANDS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS
MEETING AGENDA
THURSDAY JULY 28th 5:00 PM via zoom
All are welcome

CALL TO ORDER

Meeting was called to order at 5:02

ATTENDEES

BOD: C. Benedict, H. Sessa, E. Miller, J. Nicholas, K. McDonough, S. Thompson, and G. Leach

Property Manager: D. Engelhardt

Neighbors: C. Larkin, R. Houle, K. Kienitz and R. Denver

OWNER FORUM (please limit to 2 minutes each and please note this is the only time during the meeting for owners to speak)

C. Larkin - asked if mulch is being done this year and noted that milkweed was growing near clubhouse and monarch butterflies were eating leaves.

CHANGES/ADDITIONS/ADOPTION OF BOARD MEETING AGENDA

No changes

SUGGESTION BOX

No new suggestions

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING

Motion: by E. Miller Second: G. Leach Approved

TREASURER'S REPORT

Deferred to next meeting

PRESIDENT'S REPORT

C. Benedict recognized the efforts of the Stratton family for weeding at the pool and K. Kienitz for her tiling efforts along with continued legal advice and reviewing of old records of the association.

It was pointed out that as we go forward, we need to discuss including weeding in our building and grounds budget. Even though owners have extended significant efforts this past year we need to consider this for the future.

Cindy updated the Board on a meeting that was held with Kathy K. where they discussed the Association Declarations, By-laws, and Association specific rules. It was noted that the Declarations and By-laws are guided by State of Maine Condo Association establish rules/guidelines, then secondarily by Association specific rules and guidelines that do not contradict the State guidelines. Much of the detail in the binder has been in place since the complex was built. To update and/or change the current documents we will need to engage a law firm that specializes in this area of work. Dan recommends the firm of Jensen & Baird based on work done for other client associations. Dan will get information and projected costs from them for a future meeting to discuss. It was also noted that changes to Association specific rules can be managed by the Board.

Mosquito spraying was also raised. Additional information is needed for further discussion regarding changing the current process of having building unanimity before any spraying. Dan is going to look at adding mosquito control for the property to a proposal and quote currently being drafted by Sterling.

PROPERTY MANAGER REPORT

Dan updated shared findings from the property walk around which focused on safety and moss. Several sidewalk safety issues were identified. Broadturn Construction was hired and completed the work on quote even though it was more involved than had been expected.

The roof moss walk-around was completed and there is some white moss left on the roof of several buildings, it was determined that this is all dead moss that will wash away naturally over time. Attempting to remove it can cause damage to shingles. The upper and lower roof at Unit #30 was missed and a quote is pending. Lastly, Building C is showing early signs and an estimate/quote will be received.

Wally at Ledgewater Pools assessed the crack and will be submitting recommendations and estimates for further discussion.

Nate has started the Gutter project and indicated that gutters and the drainpipes were heavily clogged. Work will continue over next few weeks.

Dan had K. Wheeler take another look at the electrical panel in the clubhouse basement and after reassessing has determined that replacing the panel is not necessary. This savings will help offset other maintenance costs that have come up against the budget.

OLD BUSINESS/MAINTENANCE

Clubhouse deck repair has been pushed out to September timeframe.

Eastern Fire has completed the sprinkler work.

We are awaiting a quote from Sterling on resolving the Carpenter Ants issues. Dan is also asking Sterling to combine this with a mosquito plan for the property.

The Temp Alarm upgrade has been completed.

Master Key compliance continues to be managed and Dan is working with last couple of units.

The new Cleaning Service has started and is on a two-week cycle. Initial feedback is very positive on the work being done. It was noted that they maintained the existing pricing structure that was in place.

COMMITTEE REPORTS (On-Going & Ad Hoc)

1) COMMUNICATION

It was noted that the proposed summer gathering may be changed to a Fall gathering due to busy summer schedules and extra activity that goes on.

2) GROUNDS AND GARDENS

The missing plants and the replacement of dead plants has been completed.

There are plants outside Building A that do not look like they are going to make it. Dan was asked to have Brian R. stop by and look at them.

The recommended perennial list will be presented at a future meeting for approval.

Susan T. has investigated options for Unit #'s for the backside of buildings. She will continue to look at possibilities. Jim N. shared that he had found some at Tractor Supply last year that might be good options.

3) RULES & REGULATIONS COMPLIANCE

The committee has had an initial meeting and has another scheduled to finalize a recommendation around the full process and fine levels for rules infractions. They are planning to have ready to present at the September meeting.

NEW BUSINESS/OTHER BUSINESS/ANNOUNCEMENTS

Ed M. noted that there may be an issue with the lights on the bridge as a section is not working. Dan to follow up.

Cindy B. recommended moving forward now with the Pool Fence project and begin getting quotes.

An initial quote was received to pressure wash the bridge to remove the build up that is occurring. The quote was considered high, and it was recommended that other quotes be obtained. It was also clarified that this is a 'water only' power wash so that no chemicals would be introduced to the stream.

Dan introduced the potential future use of a collection's agency for delinquent accounts. This is a third party that handles the process and is managed thru PSOM. Advantages are that it is a no cost service to the Association, and we receive our funds through them on receipt. Should we consider this option we do need to establish guidelines for the Board in making the decision to request engaging the collections agency.

ADJOURN

Motion to adjourn: H. Sessa Seconded: S. Thompson Unanimously Approved
The meeting was adjourned at 5:52pm by President Benedict

NEXT MEETING OF WHISPERING SANDS BOARD:

Tentative Thursday September 15th at 5PM