



WHISPERING SANDS CONDOMINIUM ASSOCIATION
Property Management Report
January 19, 2023

Current Condition of the Property – FAIR to GOOD (last inspection December 14, 2022)

- Water intrusion in club house basement.
- Uneven brick and flagstone walkways creating a tripping hazard.
- Maintenance issues mostly minor in nature.

1. Clubhouse basement water intrusion

- Water pressure under the basement slab from a high water table is producing water intrusion into the basement from cracks in the foundation.



Basement (1/10)
12/14/2022 2:00 PM



Basement (2/10)
12/14/2022 2:00 PM



Basement (3/10)
12/14/2022 2:01 PM



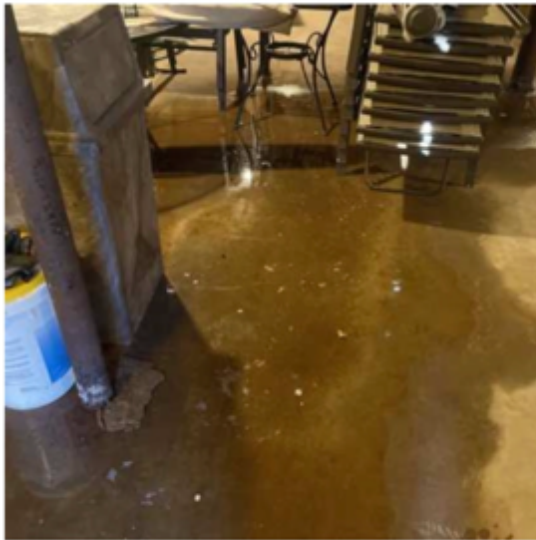
Basement (4/10)
12/14/2022 2:01 PM



Basement (5/10)
12/14/2022 2:01 PM



Basement (6/10)
12/14/2022 2:01 PM



Basement (7/10)
12/14/2022 2:01 PM



Basement (8/10)
12/14/2022 2:01 PM

- Basement Improvements (BI), the company that installed new pumps and sump cavities was on site twice to inspect the basement. The new equipment is working correctly. Their assessment is there is too much water under the slab and the water under the slab isn't running to the cavities.
- Most viable option: install a slab over the existing slab. Raise the sump cavities so the pumps are not "submerged" into the water table. Use channeling between the slabs to run the water to the sump pumps.



2. Items Pended to the WS Outstanding Items Report

(A) Pine needle build-up on the roof	<ul style="list-style-type: none"> Add to the spring clean-up list.
(B) Inspection report shows tree limbs overhanging buildings: 25 & 41; possible dead/dying tree front of unit #8	<ul style="list-style-type: none"> Early spring pruning.
(C) Concern about threshold height at large building main doors	<ul style="list-style-type: none"> Proposed: Build step pads as needed. Do need to check what is the current building code regarding steps. If code has changed since the units were built, and you do any work on the stairs, the stairs will need to be brought up to code.
(D) Suggestion by owner#25 to number decks on rear of building for identification	<ul style="list-style-type: none"> Desired action?
(E) Club house skirt board	<ul style="list-style-type: none"> On Hold
(F) Gutter cleaning	<ul style="list-style-type: none"> Nate finished in early December.
(G) Replace or repair fence	<ul style="list-style-type: none"> Need board's opinion.
(H) <i>Owners need to move bird feeders to at least 10 feet from the building.</i>	<ul style="list-style-type: none"> PMSM: We have had problems with rats and "critters" in other associations where bird feeder food is present.
(I) Trim piece behind downspout on clubhouse rotted	<ul style="list-style-type: none"> PMSM recommendation: Hold on repairing any wood rot or siding problems until spring, then address all at one time. (more cost effective). Consider a deep "rot" inspection of the buildings.
(J) Utility Closets, holes, lights	<ul style="list-style-type: none"> As written: <i>Need to hire help to cover holes, remove stored items.</i> Clarification needed.

3. Tasks – Summary Status

- (A) 20 tasks were opened and completed from October 1 – December 31st.
- (B) In 2022, total requests, repairs, maintenance tasks logged 35.
- (C) Currently open (4):

<input type="checkbox"/>	TASK	UNIT	UPDATED	AGE	STATUS	DUE	PRIORITY ▲	CATEGORY	WORK ORDER	ASSIGNED TO
<input type="checkbox"/>	Damaged drywall on two ceiling areas due to roof water leaks at Whispering Sands Condominium Association - 11 Resident request 6850175		1/19/2023 3:01 PM 72 days 3 hours		New	1/30/2023	Normal	Bid / Estimates		Maintenance Department
<input type="checkbox"/>	Looking for a matching shingle at Whispering Sands Condominium Association - 41 Resident request 6955958		1/17/2023 5:28 PM 43 days 3 hours		In progress	1/20/2023	Normal	Maintenance Request		David Middleton Sr.
<input type="checkbox"/>	Parking lot and roadway lights out at Whispering Sands Condominium Association - 20 Resident request 7011111		12/30/2022 8:59 AM 27 days 4 hours		New	1/6/2023	Normal	Maintenance Request		Maintenance Department
<input type="checkbox"/>	ductless minisplit at Whispering Sands Condominium Association - 21 Resident request 7052848		1/12/2023 6:56 AM 15 days 22 hours		In progress	1/23/2023	Normal	General Inquiry		David Middleton Sr.



(D) Deferred

<input type="checkbox"/>	TASK	UNIT	UPDATED	AGE	STATUS	DUE	PRIORITY ▲	CATEGORY	WORK ORDER	ASSIGNED TO
<input type="checkbox"/>	Pressure wash bridge due to algae growth making it slippery to walk on when wet at Whispering Sands Condominium Association - To do 6416245		12/30/2022 4:05 PM	181 days 6 hours	● Deferred 5/5/2023		Normal <i>Bid / Estimates</i>		Property Management Services of Maine, LLC	David Middleton Sr. ⋮
<input type="checkbox"/>	window screen at Whispering Sands Condominium Association - 21 Resident request 6669155		12/30/2022 4:04 PM	118 days 20 hours	● Deferred 5/2/2023		Normal <i>Maintenance Request</i>			David Middleton Sr. ⋮

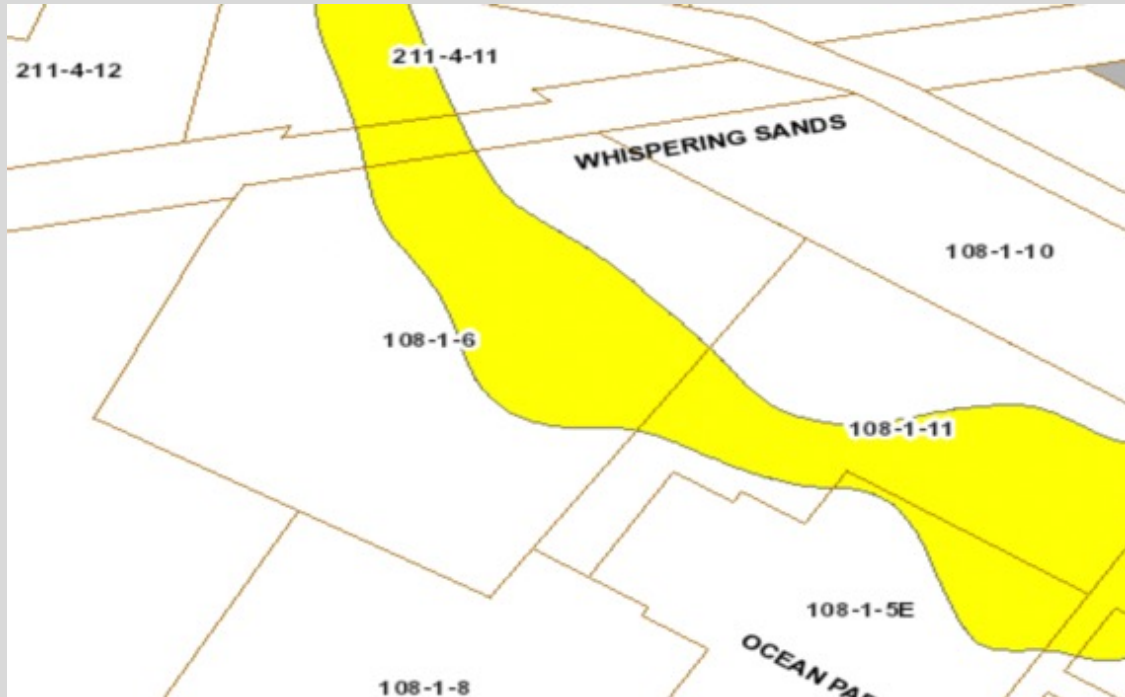
4. Andover Companies – Loss Prevention Inspection

(A) Unit #25 extension cords	<ul style="list-style-type: none"> No longer present (correct????)
(B) Unit #1 back deck stairs not to code	<ul style="list-style-type: none">
(C) At bldg. E: Uneven brick walk ways and concrete step at front of building.	<ul style="list-style-type: none"> I recommend: (a) Caution side. (b) Review all the walkways after winter and relevel them. Patch or rebuild the step, possibly replace it with a granite step?
(D) Uneven flagstone unit #30	<ul style="list-style-type: none"> Relevel it in spring.

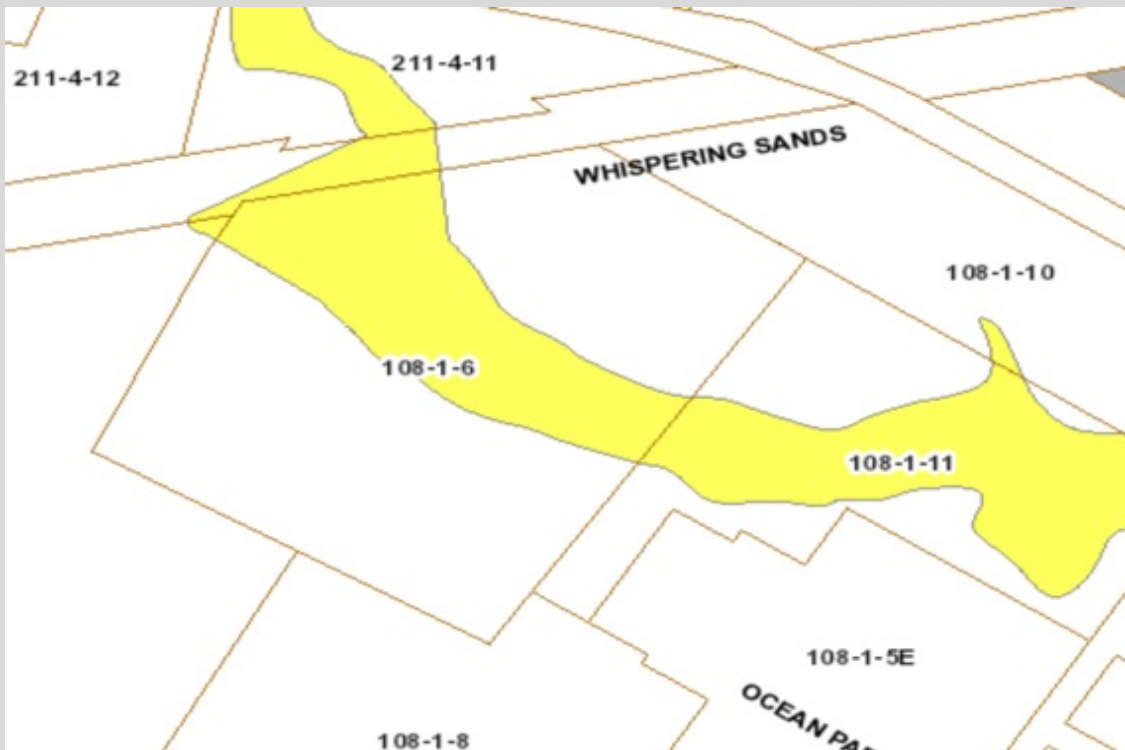


5. Discussion of Flood Plain

Flood Map 2009



Flood Zone 2022:





- (A) Not being in a flood zone does not a guarantee you will never experience a flood. If you elect not to have flood insurance and you do experience a flood event, your master insurance will not payout, the association will be held accountable for repairing and restoring the affected property. While the likelihood of a flood event is below the level where FEMA would declare the area to be a flood risk (and you can refer to the basis used by FEMA for that methodology), if a flood does occur, FEMA is in no way accountable. In other words, you can sue FEMA because they did or did not designate your area accurately.
- (B) The definition of 'flood plain' is hugely misunderstood. Here is the definition: The 1 percent (100-year) floodplain is land that is covered in water during a flood event that has a 1 percent chance of being equaled or exceeded each year. The 2 percent (500-year) floodplain is land that is covered in water during a flood event that has a 2 percent chance of being equaled or exceeded each year.
- (C) Most people think the 100- or 500-year designation is the interval of time between flooding events. There are places where a 100-year event has occurred two or three years in a row.
- (D) The flood maps are drawn carefully but nonetheless they are estimates of where flooding could occur. Mother Nature doesn't check the flood maps before deciding where flood waters will stop.
- (E) The good news is that if you are not in a FEMA declared flood zone (of any level, low to extreme), flood insurance is less expense, which of course should be the case. In other words, you can still carry the insurance, but the premium will be less.



(F) Like all insurance, it's a judgement call based on likelihood of an insurable event occurring, the cost of the premium, and the cost of not having insurance if the event occurs.