

Whispering Sands Condominium Association
ANNUAL MEETING MINUTES
Saturday May 28, 2022 9:30 am via ZOOM

- a. Call to Order
 - i. Roll call of members attending + proxies. The following neighbors were in attendance: 3, 6, 7, 8, 10, 13, 14, 15, 17, 18, 20, 21, 22, 24, 25, 26, 30, 31, 33, 35, 36, 37, 38, 39, 41, 42
 - ii. Property Manager D. Engelhardt confirmed that official notice of the meeting had been served to the Association.
 - iii. Confirmation of a quorum. A quorum was confirmed at 25 members
- b. Introduction of Members - all members present were invited to introduce themselves
- c. Approval of May 29, 2021 Minutes of Annual Meeting: **MOTION:** to approve the 2021 Minutes was made by E. Miller and seconded by P. Roberts. Motion passed
- d. Association members were invited to share any comments/concerns.
- e. Presidents report to the association.
 - Annual Summary - H. Sessa extended thanks to all who have contributed to the benefit of the Association and listed the top 20 Accomplishments of 2021/2022.
 - Gratitudes were extended for individuals who have contributed often unsung, behind the scenes efforts on behalf of all neighbors. Contributions of Website volunteer (K. Bujold), landscape watering volunteers, building stewards, our stellar property manager D. Engelhardt, and Board were acknowledged and are appreciated.
 - **MOTION:** to required annual inspection and cleaning of chimneys at expense of chimney owner was made by H. Sessa and second by A. Parsons Marchant Motion passed by unanimous Board vote.
 - Rules Revision (www.whisperingsands.org) is in process: new addition recently approved by the Board: when there is **unanimous** consent by all owners of any given building for pesticides to be applied to the exterior of the building, a given building can proceed at their own

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expense with pesticide application by a **licensed pest contractor**.

f. **PROPERTY MANAGER'S REPORT:** D. Engelhardt outlined ways to communicate with Dan.

g. **TREASURER'S REPORT TO THE ASSOCIATION**

i. **Presentation/discussion of the budget.** Treasurer E. Miller reviewed balance sheet detailing assets, reserves and investments. Neither the reserve nor the investments have been tapped in last two years. E. Miller reviewed over-budget expenditures (clubhouse, security/sprinkler system). Ed reviewed the proposed budget for FY 2022/2023 in detail. Select maintenance needs (pool fence, fire sprinkler, weeding) have been deferred and thus are not reflected in the budget. Owner comments were invited: 3 comments were offered. All able and willing owners are encouraged to weed gardens.

ii. **Vote to ratify budget for 2022/2023 MOTION:** made by E. Miller and second by C. Larkin. Budget passed by unanimous vote of the Association.

h. **Old and New Business:** C. Benedict repeated thanks for all who contribute to the benefit of the Community. Neighbors are referred to the www.whisperingsands.org website for posted Rules and Regulations.

Volunteers sought: for Clubhouse library, social events, gardens, placing speedbumps.

i. **Election of three Directors to serve three year terms:** as there were three candidates for three open positions, S. Thompson (33), E. Miller (20) and G. Leach (15) were congratulated for assuming the role of member of the Board of Directions.

2022/2023 Board of Directors with terms: C. Benedict (2023), J. Nicholas (2023), H. Sessa (2024), K. McDonough (2024), G. Leach (2025), E. Miller (2025), S. Thompson (2025).

j. **A MOTION to Adjourn the Annual meeting** was made at 10:57 am by C. Benedict and seconded by A. Parsons Marchant.

Respectfully submitted,
Anne Parsons Marchant, Secretary

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