

WHISPERING SANDS CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS  
MEETING  
**June 19<sup>th</sup>, 2025**

**CALL TO ORDER**

The meeting was called to order at 5:00 PM

**ATTENDEES**

BOD: C. Benedict; D. Labbe; D. Watts; E. Miller; W. Gingras; G. Leach

Property Management: M. Powers: Tim Cannon (Dirigo)

Owners: C. Larkin #8; D. Lee #9; P. Russell #16; P. Vinciguerra #34; N. Whitney #41

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

Phil V. #34 – requested information on the timing of the roofing repairs (will be covered in Old Business.

Cathy L. #8 – ask the Board to look at the walkway between the Clubhouse and Temple Avenue and address the areas where the walkway is sinking and creating a tripping hazard. Also, Cathy identified some rapid growing weeds that are appearing along the fence near the railroad tracks. She asked to have them looked at and a solution to get rid of them be found.

Nat W. #41 – indicated he had sent a check to Dirigo with the wrong amount. Dayle W. will work with him to resolve it.

**OWNER EMAIL**

No new emails received.

**CHANGES/ADDITIONS/ADOPTION OF BOARD MEETING AGENDA**

Add to old business the current roofer update and an update on Landscaper next steps.

**APPROVAL OF THE MINUTES OF THE PREVIOUS MEETINGS**

**May 24<sup>th</sup>, 2025, Board Meeting**

Motion by E. Miller

2<sup>nd</sup> by D. Watts

Vote: Unanimous approval

## **TREASURERS REPORT**

- The assessments were due in full in June. There are 8 units with an outstanding balance owed. One unit has not paid for either installment. The money used from Reserves to pay the vendors for the work completed over the winter/spring has been paid back to the reserve account in full.
- The 2025/2026 budget that was approved at the annual meeting included a 4.5% increase which has been calculated in the HOA effective with the July payments. An updated HOA fee by unit will be sent asap to allow for correct payments to be sent to Dirigo.
- Tim Cannon from Dirigo reminded us that the July HOA payments need to be made by check and sent to Dirigo Main Office which was sent to all owners via email.
- Tim also mentioned that Dirigo is working on our Portal and in early July plan to send information regarding setting up auto-pay.

## **PRESIDENT'S REPORT**

- The transition to Dirigo is fully underway and more information will be shared by Dirigo over the next few weeks.
- There are still units that have not completed the lock compliance requirement. A list was sent to the Board from PMSM that identifies 11 units that have not updated a door lock, deadbolt and/or unit storage unit lock updated. The Board will be addressing this in late June and early July. Owners need to contact DuPuis Hardware if they need locks updated.
- **Damage in Storage Units**  
It was noted that Eastern Fire is responsible for the holes in the sheetrock in closets around the property. It appears they needed access to complete compliance testing that is required every 7 or 10 years. The association will need to make a decision on what will be the best way to address the holes if this is a recurring test. More information will be needed from Eastern.

## **PROPERTY MANAGER REPORT**

- PMSM noted that as part of the transition all files on the portal/website are being loaded on a hard drive. This will be delivered to us once the final financials have been completed for the fiscal year.

## **OLD BUSINESS/MAINTENANCE**

- Dayle W. reported on Caron Roofing
  - Unit #29, work on the deck area to be completed this week.
  - Unit #28, planning to install on the 23<sup>rd</sup> and work should be done on the unit by then.
  - Caron meeting later this week with Dayle on the needs for other Units including 16, 42, etc.
- The recent approval of the Declaration and By-Laws at the annual meeting will require a new vote as it did not include all the documents associated to the Declaration and By-Laws. The Board will be working with our Attorney to finalize the entire packet and

establish a process to include a more detailed information session with owners to identify changes versus our original documents.

- SDC Landscaping still has some clean-up to complete around the property. The Board is in contact with the owner and he will be sending a team and the equipment to get that done.
- It was noted that this is a Mulch year and that we should notify SDC to be sure it is being planned.

## **COMMITTEE REPORTS (On-Going & Ad Hoc)**

### **1) COMMUNICATION**

No Update

### **2) GROUNDS AND GARDENS**

No Update

## **NEW BUSINESS/OTHER BUSINESS/ANNOUNCEMENTS**

- A shrub near the walkway at Building H needs to be replaced.
- 
- Lastly, there was a request to have a broader discussion about the tennis court and future use at an upcoming meeting. Some discussion around usage and changes occurred and was tabled to a later meeting.

## **ADJOURN**

Motion by G. Leach

2<sup>nd</sup> by D. Labbe

Approved Unanimously

**Meeting adjourned at 5:36 PM**

**NEXT MEETING OF THE WHISPERING SANDS BOARD:**

**Thursday July 17<sup>th</sup> at 5pm**