

WHISPERING SANDS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS
MEETING
January 8th, 2026

CALL TO ORDER

The meeting was called to order at 5:03 PM

ATTENDEES

BOD: C. Benedict; D. Labbe; E. Miller; H. Sessa; G. Leach

Property Management: T. Cannon (Dirigo)

Owners: K. Huber #28; C. Larkin #8

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

No Owner Comments

OWNER EMAIL

One owner emailed the Board regarding plowing concerns which was reviewed by the Board and follow-up with our plowing contractor.

CHANGES/ADDITIONS/ADOPTION OF BOARD MEETING AGENDA

None

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETINGS

November 13th, 2025, Board Meeting

Motion by D. Labbe

2nd by E. Miller

Vote: Unanimous approval

TREASURERS REPORT

- **Year To Date** – The current budget reflects that we are on-track with the annual Plan. Tim Cannon (Dirigo) reviewed some specific line items which included:
 - An Asset review was given regarding the operating account, reserves and CDs.
 - Delinquencies were shared. There is one account with a \$551 balance owed.
 - The maintenance line-item continues to run high due to unplanned roofing expenses. Also, it is influenced by the timing of expenses which typically are more front end loaded annually.
 - A brief discussion regarding specific line items that may be in a position at year end to offset any areas that are over budget annually.

PRESIDENT'S REPORT

- Cindy reminded owners that the Board and Property Manager (Tim Cannon) have a scheduled bi-weekly call to discuss new and ongoing business and maintenance. This meeting allows the Board to be engaged regularly between our formal scheduled meetings. This allows us to provide necessary directions to the Property Manager and vendors. These are not formal association Board Meetings and no voting on issues take place in these meetings.
- The Board participated in a full review of the By-Laws and Declaration before going back to the ownership for approval. As has been noted in prior meetings there was one item (Board size) that was not updated correctly in the currently approved version.
- Several issues were reported including:
 - The dumpster was not emptied due to the gates being frozen which was due to not being plowed and cleared properly.
 - Recent plowing issues have been being addressed with the plowing contractor and will be monitored in future storms.
 - An issue with the heat in the clubhouse was reported to the Board and resolved the same day.
 - Lastly, Cindy reinforced the “If you see it, report it!” approach that owners need to do. It is important to notify the Board and not assume we may already know.
- Board email is WSCA.email@gmail.com

PROPERTY MANAGER REPORT

- Tim reported on ongoing and new work that included:
 - Working with three units that have had recent water damage
 - Requirement for chimney cleaning annually for units with working chimneys.
 - Dumpster issues (as mentioned in the President report). The vendor is being asked to communicate with Property Manager if they do not empty dumpsters on scheduled day.
 - Gutter cleaning was completed.
- The Ledgewater Pool Service 2026 contract was received and will be reviewed by the Board in the next couple weeks.
- A discussion has been ongoing at the Board level, and Tim is searching for proposals to have the Reserve Study updated.
- Tim is searching for a pool/sauna vendor to have someone come in and assess our current sauna which has been out of order.
- Irving has been contacted to address the clubhouse heating issue. They will not be charging for a service call for the recent outage and will work on adjusting the autofill schedule.

OLD BUSINESS/MAINTENANCE

- Dayle reported on activity related to splitting out landscaping requirements from the plants & garden specific needs. Requirements for each area will be revised, and Dayle will work with Tim on finalizing new contract requirements.

COMMITTEE REPORTS (On-Going & Ad Hoc)

1) COMMUNICATION

No updates.

2) GROUNDS AND GARDENS

Cindy shared that vendor proposals are being sought for the upcoming season.

NEW BUSINESS/OTHER BUSINESS/ANNOUNCEMENTS

- A request was made to review and discuss mosquito spraying as an association wide program at the next formal Board meeting.
 - Cindy noted that she has requested a proposal from the vendor that has been handling several of our individual buildings.
- Annual Budget discussion and planning for next year's budget needs to be initiated in February.

ADJOURN

Motion by G. Leach

2nd by E. Miller

Approved Unanimously

Meeting adjourned at 5:56 PM

NEXT MEETING OF THE WHISPERING SANDS BOARD:

Thursday February 26th, 2026 at 5pm

Thursday March 26th, 2026 at 5pm

Thursday April 16th, 2026 at 5pm