

WHISPERING SANDS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS
MEETING
February 26th, 2026

CALL TO ORDER

The meeting was called to order at 5:05 PM

ATTENDEES

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

Property Management: J. Jasper (Dirigo)

Owners: K. Huber #28; Whitneys #41; M. Bednarowski #26; M. Harris #19; J. Fahey #9; V. McCall #22; M. McCall #23; K. Bujold #13; S. DiPietro #17

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

Virginia McCall #22 spoke regarding the very large icicle that had been reported and shared her personal safety as well as her unit being potentially damaged significantly. James Jasper (newly appointed Property Manager) spoke to the issue and to getting someone with experience to come from Dirigo to address/handle the removal. James confirmed a time that the maintenance person would be there on Friday morning. Michael McCall #23 spoke in support of his mother's concern and safety and will be available to have maintenance access to the roof area of concern on Friday. They will also look to install a new extension cord needed for the heating tape that had previously been installed but is no longer working to help manage any future regrowth of the ice.

Nat Whitney #41 raised the issue of gutters being clogged with leaves causing ice dams. He questioned if they were cleaned late enough in the year to remain clean. Cindy Benedict did note that a vendor was onsite later in the year than usual for fall clean up and had done all gutters.

Martha Harris#19 requested her unit checked as huge icicles and ice dams are concerning. She also wanted to submit vote for item later in the meeting which was a yes vote regarding By Laws and Declaration update.

Susan DiPietro #17 also reported significant ice buildup at her unit that needs to be looked at and noted that an adjacent unit had some damage from ice.

Melissa BBednarowski #26 asked the status of the sauna. James Jasper indicated he would be reporting on the item in his segment of the meeting.

OWNER EMAIL

Several communications were received and distributed to the Board and Property Manager for appropriate actions which included plowing concerns, dumpster issue, icicles and water leaks and a storage/moving POD being onsite over the weekend.

CHANGES/ADDITIONS/ADOPTION OF BOARD MEETING AGENDA

None

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETINGS

January 8th, 2026, Board Meeting

Motion by D. Labbe

2nd by D. Watts

Vote: Unanimous approval

TREASURERS REPORT

- **Year To Date** – Dayle W. reviewed the budget expenses and highlighted several line items which included:
 - Electricity is trending to be over budget for the year.
 - Fuel costs to heat the clubhouse specifically are trending towards savings for the year. This has been impacted by the new boiler and shift to propane as new fuel source.
 - The sewer/water budget is also running above budget YTD. Several items were raised that owners can be doing to potentially mitigate this cost. The suggestions included confirming that toilets were not leaking through however slightly (one suggestion is to put a cleaning tablet that will change the water's color in the tank after flushing toilet and look for the color to leak through the from the tank, also, confirm faucets are not dripping)
 - Our trash budget has been negatively impacted by the vendor not being able to access the dumpster on pick up day. One cause is snow build up blocking the doors which have been addressed with our plowing contractor.
 - Snow removal is currently under budget and depending on snow events in March we should be on or under budget.
 - The maintenance line item is well over budget due to deck issue earlier in the fiscal year that carry a \$30k cost which was an unexpected expense.

- **New Fiscal Year Budget** – Dayle will be working with the Dirigo team and Board to develop the new year's budget for approval at the annual meeting.

PRESIDENT'S REPORT

- Cindy introduced James Jasper as our new Property Manager from Dirigo.
- The By-Laws and Declaration voting for approval was due today at the meeting. The vote was to adjust the Board size limit to its original size range which had been inadvertently

by our attorney in the recently approved. In addition to Cindy Benedicts review of the request and status of voting, further explanation and support for a Board range of 3 to 7 was shared by Hank S. and Ed M.

The meeting was then opened for questions and feedback from the non-board member owners in attendance. The primary concern raised was that of the potential to have a 3-person board making all major decisions for the association. It was recommended by Owners to have the Board size be 5 to 7. After extensive discussion the Board raised a motion to move forward.

A motion was made to request to have the documents updated to Board limits of a minimum of 5 to a maximum of 7.

Motion by E. Miller

2nd by H. Sessa

Vote: Unanimous approval

J. Jasper (Property Manager) will work on getting the documents updated and establishing a new timeline for distribution of materials and voting materials. We will be looking to conclude the process at our March meeting.

PROPERTY MANAGER REPORT

- James Jasper introduced himself and a bit of his background. Welcome James.
- James has a quote to have a professional pool/sauna service to come and assess our current sauna and provide recommendations and cost to have a fully functional sauna. The cost is \$230 for the assessment. A motion was made to approve the \$230 cost.

Motion by D. Watts

2nd by G. Leach

Vote: Unanimous approval

- Additional Vendors are being sourced to come in and look at both our near term and longer-term roofing and deck issues.
- Our Association Insurance Policy is coming up for renewal and Dirigo is sourcing quotes from multiple vendors to compare to our current vendors renewal quote.
- RFPs are being prepared for distribution to potential vendors for Grounds Maintenance, Landscaping and Snow Removal. As has been previously discussed, the Board is looking to separate the Landscaping from the Grounds Maintenance.
- James shared that plans are in place to open the pool in late May to be ready for the first of June.
- Lastly, further discussion with the concerns regarding snow plowing and failure to properly clean up areas around hydrants, dumpsters, walkways and the intersection at Temple Avenue were further discussed. The Board asked James to push back on the contractor on additional cost to relocate large snow pile on the property.

OLD BUSINESS/MAINTENANCE

- By Laws and Declaration were addressed in the Presidents Report

- Mosquito/Tick Spraying for the Association was discussed. Several buildings have had treatments being managed at a building level. Last Fall, a request was made of the main vendor that is being used to provide an association wide quote.

After discussion, J. Jasper will be reaching out to other vendors that he has done business with for competitive quotes. Feedback from owners will be sought regarding this consideration once we have all the details of process and treatment type. It was clearly stated we want a safe environmental solution.

COMMITTEE REPORTS (On-Going & Ad Hoc)

1) COMMUNICATION

No updates.

2) GROUNDS AND GARDENS

Dayle shared additional thought on need to separate landscaping from Grounds/Maintenance.

NEW BUSINESS/OTHER BUSINESS/ANNOUNCEMENTS

- No new business addressed

ADJOURN

Motion by G. Leach

2nd by D. Labbe

Approved Unanimously

Meeting adjourned at 6:48 PM

NEXT MEETING OF THE WHISPERING SANDS BOARD:

Thursday March 26th, 2026 at 5pm

Thursday April 16th, 2026 at 5pm