

WHISPERING SANDS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES
Thursday June 25th

CALLED TO ORDER at 6:03 PM

ATTENDEES

Board: C. Benedict; D. Labbe; D. Watts; H. Sessa; G. Leach; E. Miller; K. Huber
Property Management: J. Jasper (Dirigo)

Owners (non-Board):

#34 P. Vinciguerra	#17 S. DiPietro
#26 M. Bednarowski	#24 B. Cote

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

P. Vinciguerra #34 will reach out to Hank S. to get information regarding vetting contractors he is considering for deck work.

B. Cote #24 addressed the recent request on bird feeders being removed. It was clarified that this is a short-term request based on spring bear activity and it will be fine to put them back out in July.

M. Bednarowski #26 addressed two concerns regarding safety and compliance in a written statement. The statement is attached to the minutes as attachment A. Her first concern was regarding incidents of smoking near her unit and at the pool. The second was regarding her dog being attacked by a visiting dog. A discussion of the by-laws and association rules related to these two issues was undertaken. The board shared past practices and expectations regarding both issues and decided to meet in Executive Session after regular business was concluded.

OWNER EMAIL COMMUNICATION

No new emails on WSCA from Owners

CHANGES/ADDITIONS/ADOPTION OF BOARD MEETING AGENDA

No changes requested

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETINGS

April 16th, 2026, Board Meeting

Motion by K. Huber

2nd by D. Labbe

Vote: Unanimous approval

TREASURERS REPORT

- YTD Budget
 - Dayle W. reviewed the year-to-date budget focusing on specific line items that are having significant impact on overall budget.
 - Key budget items included significant overage in building which are driven by unplanned deck replacements and fire safety issues from the audit. Savings were achieved in the overall Grounds budget.
 - On a year-to-date basis the overall budget remains favorable to budget by \$4,500.
- CD's
 - Dayle reviewed the current CD's and the next steps with 3 CD's that have matured. After discussion of future potential expenses on association buildings and infrastructure currently under review, the Board recommended reinvesting on a short-term basis.

A motion was made to place \$60,000 in a 90-day CD.

- Motion by D. Watts
 - 2nd by G. Leach
 - Vote: Unanimous approval
- With new HOA amounts coming due, again a reminder to owners to update HOA payment.

PRESIDENTS REPORT

- Cindy B. mentioned some ongoing work on unit(s) that experienced issues with water damage this past winter/spring.
- Cindy shared that a full association walk-around is planned for Friday the 26th at 8:30 in the morning. The purpose is to identify all areas (buildings and grounds) needing attention/repair to review and develop a plan to address issues going forward.

PROPERTY MANAGEMENT REPORT

- Current work is in process that includes:
 - Building F rodent issues are being addressed.
 - Had Colonial Tree report was sent to Board and further discussion and a request for winter work quote was made.
 - A full list of work orders was sent to the Board today and will be maintained going forward.
 - Quotes for the walkway issues have been requested and should be in-hand soon.
 - Survey results were sent to the Board for review.
 - Knights (Landscaper) will be on-site next Wednesday at 8AM for walk-around with Grounds and Gardens.
 - It was noted that bushes/shrubs are a concern and specifically height in some areas reaching second floor levels. Request recommendation on heights, etc.
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- Caron Roofing has been requested to provide a quote that identifies decks that have been addressed and cost/replacement options for remaining upper decks to be addressed.
- James reviewed the electrical issues along the roadway and the report from the electrician that did an initial assessment. The report was sent to the Board for review. After a lengthy discussion regarding further assessment to find source of issue, repairing existing lines and running all new lines on roadway the Board determined that more information would be beneficial.
 - A motion was made to approve up to 3 hours of additional electrician assessment with James checking in after 2 hours for an update.
 - Motion by K. Huber
 - 2nd by D. Watts
 - Vote: Motion was approved with a 6 in favor - 1 against vote
- Lastly, a request was made to get a quote with multiple options including running a new line along roadway.

OLD BUSINESS/MAINTENANCE

- Bird feeders should remain removed until the end of June.
- Upper Deck Plan – see note in Property Manager report.
- Unit 34 deck request – see notes in Owner forum.
- Lighting – see notes in Property Manager report.
- Wi-Fi for the clubhouse – after the survey results were reviewed it was determined the responses did not support the need.

COMMITTEE REPORTS (On-Going & Ad Hoc)

- Grounds and Garden committee will be completing a walk-around with our new Landscaper next Wednesday at 8AM

NEW BUSINESS/OTHER BUSINESS/ANNOUNCEMENTS

- Mosquito spraying did not occur due to pets being outdoors, James to follow up with vendor.
- A request to have Edgewater service the filter at the pool was made. James to follow up.

A motion for the Board to move to Executive Session was made at 7:09 PM

Motion by G. Leach

2nd by K. Huber

Vote: Unanimous approval

The Board went into Executive session and discussed two sensitive issues that have been brought to the Board.

A motion to return from Executive session was made at 7:46 PM

Motion by H. Sessa

2nd by D. Watts

Vote: Unanimous approval

ADJOURN

Motion by D. Labbe

2nd by K. Huber

Vote: Unanimous approval

Adjourn at 7:48 PM

NEXT MEETING OF THE WHISPERING SANDS BOARD:

Annual Association Meeting July 23rd, 2026

ATTACHMENT A

“Good evening and thank you for allowing me to speak.

I would like to express my concern regarding the lack of adherence to a couple community life safety rules and regulations.

First, our community is designated as a non-smoking property, yet there continue to be instances of both tobacco and marijuana smoking on the premises. Regardless of individual opinions about smoking, these activities violate community rules and can negatively affect residents’ health, safety, and enjoyment of their homes. Earlier today there was tobacco smoking near my unit and this afternoon marijuana vaping at the pool.

Second, there is a current and ongoing issue involving a visiting dog that was not communicated to the board and out of compliance with community requirements. Of particular concern is aggressive behavior by this animal. Unfortunately, this concern is not hypothetical. Earlier today, my dog was attacked by a visiting dog and is currently hospitalized receiving veterinary care. This incident underscores why compliance with our community’s pet registration and safety requirements is so important.

Rules related to safety exist to protect everyone. I respectfully ask the Board to review current enforcement practices and consider stronger communication and consistent enforcement measures so that all residents, their pets, and visitors can safely and peacefully enjoy our community.

Thank you for your time and consideration.”

Melissa Bednarowski, Unit 26