

WHISPERING SANDS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES
Thursday August 27th

CALLED TO ORDER at 5:02 PM

ATTENDEES

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

Owners (non-Board):

#10 D. Labbe	#17 S. DiPietro	#22 G. McCall	#18 K. Kientz
#26 M. Bednarowski	#29 J. Bolton	#23 M. McCall	

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

J. Bolton #29 - Julie expressed her concern with the morning meeting and discussion regarding the deck project. Her concerns are with the process, due diligence, assessment and shared her concern with the interactions during the meeting.

S. DiPietro #16 – Requested that the Board share all information regarding financials of the association and proposals. She inquired as to why insurance has not been used for these deck related issues. James Jasper shared information related to the deductibles (Association policy with \$10,000 deductible), impacts to insurance when filing large claims and owner policies.

M. Bednarowski #26 – Melissa thanked the Board for volunteer service and to all owners who for the concern shown to her after her dog was attacked this summer. She also shared her concern that the Board meetings in the morning's biweekly are not recognized as formal meetings and following same protocols/requirements as the regular Board meetings. Melissa notified the Board that she will be issuing a "Demand" letter regarding several concerns she has with Board related process and current initiatives.

M. McCall #20 - Introduced himself as a new owner.

D. Labbe #10 - informed the Board his unit is under agreement to sell. Dan shared his concern regarding the cost and process of getting the Re-Sales Certificate. Dirigo has outsourced this and it has far more information than is needed and is more costly.

K. Kientz #18 – asked for an explanation of the work to be done regarding upper decks and membranes. She questioned whether all decks need to be completed now as some buildings have had no issues. The discussion following reflected a history of costs, current state with regard to projected lifespan of the membranes and the opportunity to reduce potential additional costs associated to interior damage.

OWNER EMAIL COMMUNICATION

Emails received were provided information requested

CHANGES/ADDITIONS/ADOPTION OF BOARD MEETING AGENDA

In New Business – add Set Special Meeting Date for Owners Meeting

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETINGS

July 23rd, 2026, Board Meeting

Motion by E. Miller

2nd by P. Vinciguerra

Vote: Unanimous approval (7-0)

TREASURERS REPORT

- YTD Budget
 - Dayle W. reviewed several key line items on the year-to-date budget explaining why overages occur due to timing of expenses and funding being spread over the year. These included areas such as Electric, Water, Maintenance, Fire/Safety.
 - Overall, we are trending toward budget with no significant unplanned expenses
- Reserve
 - Dayle reviewed the current Reserves (end of July) which include:
 - Cash Reserve \$185,914
 - CD's \$92,164
 - Dayle reported that monthly the Association transfers 15% of monthly HOA income into the Reserve Fund.

PRESIDENTS REPORT

- Apologies were extended to all non-Board owners who were on the call on Thursday morning.
- Cindy shared an overview of several activities, projects, and tasks that are being managed on an ongoing basis. These include meeting with vendors, handling small maintenance initiatives around the property, etc.

PROPERTY MANAGEMENT REPORT

- Maintenance Request activity includes:
 - Roadway lighting issue was resolved.
 - Clubhouse plugs will get electrician to come onsite.
 - #37 shed wall needs further information from electrician and possibly other vendors with building service boxes attached.
 - Managing ongoing daily activity and needs of association.
 - Units and bridge damage is not going to be addressed by vendor. Consideration for small claim was discussed. Work needed was discussed based on recommendation by Glen at Dirigo. Asked James to go back to Steve on revisiting the issue.

OLD BUSINESS/MAINTENANCE

- Gutter quotes are still being sought from additional vendors.
- A revised Dog Policy was reviewed with focus on 'Guest Dogs'
 - This new policy is proposed to include:
 - Guest dogs are defined as being onsite for 7 days or less
 - Up to date on all shots
 - History of being well behaved
 - Provide a picture
 - A form is being developed that will be completed in advance
 - Board will review and approve as appropriate
 - Discussion and other recommendations were made that included:
 - Board approval is required in advance for request greater than 7 days
 - It was requested to add "no history of aggressive behavior"
 - If dogs become aggressive while onsite, they will be expelled from the property.
 - Need a comments section to provide clarification to visits that may be once a week, for example.
 - The policy and documents will be further updated and presented at the next meeting for approval.
- The retaining wall behind building E is being reviewed by vendors. This wall is needed to stop the erosion that is occurring mostly where trees have been removed from the banking and the stumps will not hold up as they break down over time.
 - RLS has been onsite and quoted and is coming to look at other area.
- The outlets in the Clubhouse that are not working will be rechecked. All fuses/breakers will be looked at by Hank before electrician is called in.
- Unit #37 shed wall needs replacement. The wall holds the building electrical and other panels. One vendor was onsite and a quote is forthcoming.
- Landscaping needs for Fall were discussed.
 - A project list and coordination of volunteers will be managed by D. Watts and K. Huber for projects on a by-building basis.
 - Curb clean-up needed. P. Vinciguerra will bring a weed whacker on an upcoming visit.
 - Our old gas weed whacker needs to be discarded.
- Multiple pool tiles have come off the walls. K. Kientz volunteered to handle reattaching them prior to pool closing.

COMMITTEE REPORTS (On-Going & Ad Hoc)

- Covered in Old Business

NEW BUSINESS/OTHER BUSINESS/ANNOUNCEMENTS

- Set date for the Special Meeting to discuss the assessment for the deck membranes and for other projects.
 - Owners will receive 10 days' notice.
 - Special Meeting is scheduled for September 14th at 5pm.
 - An informational packet will be sent out to all owners planned for September 3rd.

- Key points included:
 - The vote will be for the Deck Membrane project only.
 - Vote will be September 14th.
 - Other projects to be discussed will not be included in the assessment and funding from our reserves will be strongly considered when those quotes and vendor recommendations are completed.

A motion for the Board to ratify the recommendation of the deck membrane project to the owners for Association review and an approval to proceed on September 14th, 2026.

Motion by K. Huber

2nd by E. Miller

Vote: Unanimous approval (6-0, as G. Leach had left the meeting)

- Further discussion was held on the specifics of the Informational Packet that will be sent to owners on September 3rd, 2026.
- James Jasper will contact Justin from Caron Roofing to see if he can be in attendance for the Special Meeting.

A motion for the Board to move to Executive Session at 7:35PM

Motion by C. Benedict

2nd by D. Watts

Vote: Unanimous approval (6-0)

The Board went into Executive session and discussed:

- The Demand letter received from an Owner
- Owners in arrears on HOA payments
- SDC situation

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

Motion by K. Huber

2nd by D. Watts

Vote: Unanimous approval (6-0)

ADJOURN

Motion by H. Sessa

2nd by P. Vinciguerra

Vote: Unanimous approval (6-0)

Adjourn at 7:50 PM

NEXT BI-WEEKLY BOARD WORKSHOPS: September 10th & 24th at 9:00AM

NEXT REGULAR MEETING OF WHISPERING SANDS BOARD: September 24th at 5:00PM