

WHISPERING SANDS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES
Thursday July 23rd, 2026

CALLED TO ORDER at 5:07 PM

ATTENDEES

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

Owners (non-Board):

#29 J. Bolton #17 S. DiPietro
#10 D. Labbe #16 P. Russell

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 shared a recent incident with a dog running loose outside her building. It was a concern that the dog might be aggressive. She asked the Board for clarity on dogs, size, visiting dogs, etc., Dayle W. was aware of the incident and explained that the dog was able to get out of visiting unit and went out the main building door when another owner was leaving the building. She noted that the dog was not aggressive in nature. Further discussion was undertaken by the Board and will be added to the Board agenda for the next bi-weekly workshop.

P. Russell #16 was looking for an update on lighting along the roadway. It was shared by the Board that battery on motion detection light had been changed and further update on lighting is part of the agenda.

D. Labbe #10 Noted that a bike was being stored in the main hallway of Building C. Dayle W. will reach out to the Owner.

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

June 25th, 2026, Board Meeting

Motion by K. Huber

2nd by H. Sessa

Vote: Unanimous approval

TREASURERS REPORT

- YTD Budget
 - Dayle noted that the system report had not been updated on a Month-to-Date detail and that it would be done for next month.
 - Dayle W. reviewed the year-to-date budget focusing on specific line items that are having significant impact on overall budget.
- With new HOA amounts effective with July 1st payments there are owners that did not update the monthly payments. These owners have been notified and are reconciling accounts.

PRESIDENTS REPORT

- Cindy B. welcomed Phil Vinciguerra to the Board to fill the remainder of the fiscal year for the position vacated by Dan Labbe.
- An association property walk-around was conducted by the Board. A work list was developed of existing issues and newly identified issues that need to be addressed. Several items have already been started and/or completed.
- The priorities for the Board are Upper Decks (replacing the membranes), hiring a gutter cleaning company to an annual agreement and working with Colonial Tree on a winter removal quote to save significant costs associated with the initial summer quote.
- A reminder that there is one week left to claim the abandoned bikes and tag them accordingly or they will be removed from the property.
- Cindy reminded owners that the annual Road Race is on the 31st and the access to Whispering Sands will be closed, plan accordingly.
- Lastly, as a reminder all owners are welcome to attend the bi-weekly Board Workshops.

PROPERTY MANAGEMENT REPORT

- The lighting on the roadway was fixed. The electrician has offered to come onsite and meet with the Board to share his findings and offer additional considerations to improve. James to set a date for the meeting.
- Current work is in process that includes:
 - Deck quote is due 7/24 from Caron Roofing.
 - Colonial Tree will be sending an updated quote within the next week.
 - RLS will be onsite at Building E next week to look at the erosion issue and discuss options.
 - Knights (Landscape) has been addressing the bushes and garden areas and work is progressing.
 - Vendor will be providing a formal quote on the roadway to fix potholes. Estimated to be around \$600.
 - Gutters by Design will be onsite in the next couple weeks to do an assessment and subsequent quote.
 - James is continuing to find an additional 'handyman' resource to handle small projects/tasks.
 - The Maintenance Request report was sent to the Board on 7/23 for review.

OLD BUSINESS/MAINTENANCE

- Note that many items on Board Task list were covered in Presidents and Property Manager Reports.

COMMITTEE REPORTS (On-Going & Ad Hoc)

- Grounds and Garden committee noted that since the walkaround, Knights have been doing a great job at updating and upgrading the grounds.

NEW BUSINESS/OTHER BUSINESS/ANNOUNCEMENTS

- James identified that salt buckets stored inside building utility closets need to be moved. Salt buckets should be stored in the dumpster corral. James to have it taken care of.

ADJOURN

Motion by K. Huber

2nd by H. Sessa

Vote: Unanimous approval

Adjourn at 5:47 PM

NEXT MEETING OF THE WHISPERING SANDS BOARD:

August 27th, 2026, at 5PM