

Whispering Waters Condominium Association

Minutes of the Annual Meeting of owners held on January 28, 2021

This meeting, having been properly noticed as a ZOOM meeting, was called to order by Chairperson Dave Wilson at 7:00 PM.

Roll call and quorum

Members present:

Kathy Phelan	Dave Wilson	Barri Boudreaux	Paul Boudreaux	Radhika Sriram
TG Sriram	John Williams	Julie Carroll	Bill Evans	Sarah Heerens
Burt Kline	Winston Cox	Leo Dumont	Adele Visaggio	Lois McMullin
Emily Cox	Mickey DeMaio	Joe Jost	Chuck Strub	

A quorum of at least 33 units represented was not present.

Adjournment

The meeting was adjourned for lack of a quorum.

Notwithstanding the lack of a quorum, those present took the opportunity to hold an informational workshop without taking any actions that require a quorum.

Chairperson Dave Wilson noted that several actions that require a quorum, including the waiver of an audit, reserves, and approval of revision of the documents, will be dealt with at special meeting of owners to be held later. Dave acknowledged and thanked the many governors and members who volunteered their expertise and time for Whispering Waters.

Adele Visaggio reported that the operating account ended 2020 with a surplus of over \$12,000 and that the maintenance fees for 2021 were increased by less than 5%.

Burt Kline noted the following major maintenance or upgrade projects have been completed: underground water lines at \$100,000, some roofs were replaced at \$180,000, drain pipes were scoped, Building 6 elevator door safety edge was installed, new door packages for buildings 6 & 7 are on order & being scheduled, emergency phones were installed in all elevators, Building 4 was tented, elevator cabs in Buildings 6 and 7 were rehabbed, all elevator pits were cleaned and painted, and all garages were tented.

Looking ahead, Burt said that a study of the plan for reserves is underway and that the following items will be considered and may be included in the final plan: internet and security, a heater for the swimming pool, rehabilitation of the irrigation system, replacement of gas flues, terrazzo maintenance, tenting all buildings, elevator hoist way entrances cladding, protecting exposed tops of support columns, and rear closet doors.

As part of the reserve study updating that is underway, there will be an on-site inspection of the complex on February 1, 2021 at 9:30 AM.

John Williams reported work underway or completed in units 6-51, 3-1, 4-1, and 4-4. Five units were sold in 2020, and 3 are or will be on the market. Unit 2-4 will be marketed following resolution of estate problems. A prospective tenant for Unit 6-41 is being vetted. John asked that anyone with knowledge of pending sales, rentals, or renovations pass the info along to a Governor or to him.

With respect to revisions of the governing documents, Dave Wilson had proposed a meeting in March with the association's attorney to discuss the revisions, but that meeting may be postponed so that members may have time to review a complete set of the proposed changes.

Dave Wilson said that the formation of a Wellness Committee is being considered and asked for comments from members.

Dave Wilson reported that the number of candidates for governors was equal to or less than the number of vacancies, so no election was held. The acclamation of Governors for 2021 is:

Building	Governor
1	Joe Jost
2	John Williams
3	TG Sriram
4	Michael Hanley
5	Dave Wilson
6 - floors 1 and 2	Emily Cox
6 - floors 3 and 4	Adele Visaggio
6 - floors 5 and 6	Leo Dumont
7	Lois McMullin
8	Lucy Schall

Following the workshop, the Governors met and elected the following officers:

Chairperson	Dave Wilson
Vice-chairperson	John Williams
Secretary	Emily Cox
Treasurer	Adele Visaggio

The meeting and workshop ended at 8:15 PM

Whispering Waters Association RBM Schedule

January	Tue 26-Jan 21
February	Tue 23-Feb 21
March	Tue 23-Mar 21
April	Tue 27-Apr 21
May	Tue 25-May 21
June	No Meeting
July	No Meeting
August	No Meeting
September	No Meeting
October	Tue 26-Oct 21
November	Tue 23-Nov 21
December	Tue 28-Dec 21

RBM Fourth Tuesday of the month.