

Whispering Waters Condominium Association
Minutes of a meeting of the Board of Governors
held on May 25, 2021

This meeting, having been properly noticed as a ZOOM online meeting, was called to order by Chairperson Dave Wilson at 3:00 PM.

Roll call and quorum

Governors attending

Emily Cox, Leo Dumont, Joe Jost, Lois McMullin, Lucy Schall, TG Sriram, Adele Visaggio, John Williams, and Dave Wilson. Michael Hanley was absent. A quorum was present.

Owners attending

Paul and Barri Boudreaux, Bill Evans, Burt Kline, Carlos Ortiz, Rob Putland, Chuck Strub, and Sara Heerens.

Others attending

Dick German provided the minutes.

Approval of minutes

Dave Wilson moved for approval of the minutes of April 27, 2021. John Williams seconded. Approved without objection.

General remarks by Chair

Now that we have been exposed to the Internet for a considerable period, we would be lost if we had to revert back to mail and/or hand delivered messages.

And so it goes with WW as well, to the point that one important task of the membership committee is to obtain the new owner's permission to communicate by email.

You can imagine the extra load it would place on folks looking to notify of incidents such as elevator outages, water shutoffs, getting meeting minutes published, obtaining proxies for member votes, and the list goes on.

With the convenience of email comes complexities and problems. Presently we try to suppress showing email addresses when publishing to all owners, to minimize the chance of someone's hacked computer displaying all addresses from a privacy perspective, and also to minimize the potential for a snap back retaliatory caustic comment that sober second thought might have prevented. And it seems to be working as the rancour index seems way down these days and that's clearly a good thing.

We also need to consider that some folks either don't have computers and/or are finding them ever more difficult to operate. Others don't have printers and so on. They and we have been typically relying on a neighbour to accept and pass on messages they deem significant to those they are helping, just like when folks were unable handle their own mail. Our Membership cte

should try to keep this in mind as some of our owners have collected many more birthdays and capabilities have not necessarily kept pace.

As you may know, we have Julie Carroll to thank for creating and maintaining our invaluable owners & tenants directory and likewise, she maintains a Whispering Waters email list so that she can publish to all owners upon valid request. Using her impeccable discretion, Julie has all the email addresses entered as blind copies so the recipients' names are suppressed.

Likewise, with the WW.Biz and WW.Social, which are third party listservers with archiving and other features available, email addresses there are also suppressed, a reply-to entry is typically possible. These are moderated systems meaning that messages are vetted by a moderator to prevent spurious emails selling unmentionables and can be removed before being released to all owners. Likewise, to minimize trivial traffic, messages such as a simple thank you or question solely intended for the sender is typically not approved for rebroadcast. The point suggests that we not assume that everyone wants to participate in communications intended for a few folks, rather than the many. In other words, try to avoid replying via the listserver and contact the sender directly and privately.

FYI, we have already been asked to remove their names from lists because of non-essential communication. And while we are aware that 'our messages' are clearly all important, others may feel otherwise. That's the rationale for moderation. And it seems to be working, even if it makes the medium seem somewhat austere to some people.

As an aside, WW had been experiencing some problems with the third party listserver and we subsequently learned via email that the owner and chief technical support person was suddenly hospitalized and then died a few days later. I gather that it was COVID so this pandemic can and does affect us all.

No communications would be complete without taking every opportunity to express our appreciation for all the volunteers that make Whispering Waters the wonderful place and experience we all know it to be. That and being careful and considerate to other whose opinions don't necessarily match our own. Others too are recognizing the value and benefits of WW as the real estate prices are rapidly and continuously increasing.

Thank you for listening and now let's get down to business.

Treasurer's Report

Adele Vissagio reported that, for April, higher insurance and repair costs resulted in a net decrease in cash flow of about \$6,200 while reserve funding remains on track.

Elevators

Burt Kline reported that the safety edge project is progressing with B6 and B7 completed and the remaining buildings under contract.

With respect to the Door Upgrade project, B6 is expected to be completed in the near future. The upgrade in B7 is in progress but ran into unexpected problems resulting in a need for re-wiring.

This problem may be found in the remaining elevators and may result in higher-than-expected costs for this project. Burt is in close contact with management at the company and is confident that they will handle any problems.

Landscaping

Dave Wilson moved to accept a quote from Yutzy Tree Service in the amount of \$2,200, plus optional additional stump grinding at \$25 per stump to trim ten Washingtonian palms and cut four Queen palms. John Williams seconded.

There was considerable discussion about the landscaping in general and the need for more information about exactly which trees are to be removed and why, and what their replacements might be. John Williams agreed to survey and specify which stumps will need grinding. There is also a need for professional opinions of the health of each tree.

Dave Wilson and John Williams withdrew the motion, and the subject is tabled pending more information.

Documents Revision

Lucy Schall said the Board of Governors needs to meet after May 31 to finalize revisions to the Deed which will then be forwarded to the association's attorney who will prepare a final version to be presented for a membership vote.

Dave Wilson moved to convene a special meeting of the Board of Governors for the purpose of planning out the Documents Revision Process for the WW Warranty Deed. The tentative date for the meeting is June 22, 2021. Lucy Schall seconded. All Governors present voted yes. The motion passed.

Lucy explained that the present revisions apply to the Deed only and that revisions to the By-Laws will be taken up later.

Renovations procedures and applications

Rob Putland reported that renovations are in various stages of completion in eight units: B7U1, B8U3, B3U6, B3U5, B6U51, B2U4, B6U11, and B2U1.

Rob reported that three documents dealing with renovation procedures, practices, and standards will soon be available on the WW website.

Dave Wilson moved to accept the revised Renovation Procedures, in their current form, recognizing that ongoing adjustments will occur as required. Lucy Schall seconded. All Governors present voted yes. The motion passed.

Reserves Study

Adele said the Reserves Committee will continue working through the summer and fall and will simultaneously consider both the budget process and reserves calculations before final numbers can be presented to the board.

Neil Joseph Estate

Adele Vissagio said that the lien on the units was filed by Condominium Associates as a matter of routine in cases of delinquent accounts. A demand-for-payment letter, which should precede any legal action, has been sent to the estate manager, and the association's attorney is awaiting a reply.

Butterfly Garden

Burt Kline described plans to improve the Butterfly Garden behind building 1 for the purpose of providing food for and an environment that attracts butterflies. Chuck Strub offered to buy and install appropriate plants. Existing plants that are mostly non-indigenous will be removed. Joe Jost had concerns about owners planting in common areas, as it sets a bad precedent for the overall community.

Dave Wilson moved to approve an expansion of the Butterfly Garden. Leo Dumont seconded. All Governors present voted yes, except for Joe Jost who voted no. The motion passed.

Building Six Fire Inspection

Chuck Strub reported that Commercial Fire and Communications (CFC) completed the inspection and found no serious faults.

Emergency Response procedures

Chuck Strub described the need to have detailed plans for what needs to be done and by whom in the event of a hurricane disaster affecting WW.

Dave Wilson moved to convene a special meeting of the Board of Governors to plan out the emergency response process, with the meeting to be held at 2:PM on June 10 (subsequently revised), 2021. Lucy Schall seconded. All governors present voted yes.

Adjournment

The meeting adjourned at 4:50 PM.

Reminder

Two Special meetings of the BOG are scheduled for June with Zoom coordinates included:

- **Thursday June 10, 2:PM, Emergency Response plan**

<https://us02web.zoom.us/j/83019434955?pwd=WVMYVEZXMEpXUGJ0Q2N0emwrdGMxZz09>

Meeting ID: 830 1943 4955 Passcode: 293509

- **Tuesday June 22, 2:PM, Warranty Deed - Documents Revision**

<https://us02web.zoom.us/j/88282961914?pwd=bEQwaTQwbCtnd2F6QTM5WXlJUHBjd09>

Meeting ID: 882 8296 1914 Passcode: 615573