

Whispering Waters Condominium Association
Minutes of a meeting of the Board of Governors
held on February 23, 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, Dave Wilson, John Williams, Leo Dumont, TG Sriram, and, Adele Visaggio, and Lois McMullin. Joe Jost, Michael Hanley, and Lucy Schall were absent. A quorum was present.

Owners attending

Burt Kline, Bill Evans, Carlos Ortiz, Kathy Phelan, Sarah Heerens, and Cindy Mealy.

Others attending

Dick German provided the minutes.

Approval of minutes

Dave Wilson moved for approval of the minutes of January 26, 2021. John Williams seconded.

Approved without objection.

Chairperson's remarks

Dave Wilson noted that a reserve study committee will be established, the association's insurance program will renew soon, including fidelity coverage, he and Lucy Schall met with the association's attorney to go over revisions to the governing documents which the attorney will soon present to the Governors, all Governors must meet the Board Certification requirements. He had previously provided information on water leak detection systems available to owners.

Treasurer's report

Adele Visaggio reported that, henceforth, Condominium Associates will provide monthly financial reports by about the 15th of the following month. Credit cards have been renewed. There were no remarkable items to be reported from the latest monthly report. Payments for recently approved major maintenance projects have reduced the reserve funds balance, as expected.

Unit renovations and membership

John Williams reported three units for sale, Wyant B2U1, Kubiak B5U5, and Wheeler B6U11. There was some discussion about the pros and cons of buying a unit for use as an office for the association.

Dave Wilson moved to waive the association's right of first refusal on units Wyant B2U1, Kubiak B5U5, and Wheeler B6U11. John Williams seconded. All governors present voted yes. The motion passed.

Dave Wilson reported that Mike Hanley and Bob Putland will join the Unit Renovations Committee, which will work to assure that procedures for documenting and approving all renovations are in order and conform to the requirements in the governing documents.

Elevators

Burt Kline reported that the contract for door upgrades for buildings 6 and 7 have been let and work will begin soon.

Roofs and Caps

Roofs are complete. Protective caps on 14 exposed columns on 7 buildings are awaiting the selection of a contractor.

Black pipe scoping

Burt Kline said the scoping is complete and a report of the results is due soon.

Reserve Study

Burt Kline said that an updated reserve study is complete and the report is expected soon.

WW Internet

Dave Wilson is looking for information on the availability of fiber service to the condo.

BBQ grill

John Williams reported that the location of the BBQ grill does not meet fire department requirements and that providing a direct connection to the gas supply would be expensive.

Dave Wilson moved for the disposal of the BBQ grill. Leo Dumont seconded. All governors present voted yes. The motion passed.

New Business

Emily Cox raised the following concern:

Q. Should the pool cleaner be in the pool always?

A. It can be, with no problem. Will check with Carlos. We believe that the Health Department requires filters to run 24/7.

Lois McMullin raised the following concerns:

Q. Smoking is still a problem.

A. Dave Wilson explained that the planned revision of the governing documents will prohibit smoking in all common areas and within the apartments, except that smoking within the units will be grandfathered. When the current occupant is no longer resident, the no-smoking policy within the unit takes effect.

Q. Some pets should be permitted.

A. This will require a change that must be approved by a member-wide vote.

Q. Electric charging facilities for vehicles

A. Owners may install these facilities now at their expense. The Governors will explore the possibilities of installing charging facilities in the garages.

Q. Can the pool be heated?

A. Yes, but at considerable expense. In addition to installing and operating the heating equipment, the pool will be subject to additional rules from the Heath Department. We will look into this.

Adjournment

The meeting adjourned at 4:25 PM.