

Whispering Waters Condominium Association
Minutes of a regular meeting of the Board of Governors
held on June 21, 2021

This meeting, having been properly noticed as a ZOOM online meeting, was called to order by Chairperson Dave Wilson at 1:00 PM.

Roll call and quorum

Governors attending

Emily Cox, Leo Dumont, Rob Putland, Lucy Schall, Adele Vissagio, and Dave Wilson. Joe Jost, Lois McMullin, TG Sriram, and John Williams were absent. A quorum was present.

Owners attending

Bill Evans, Burt Kline, Carlos Ortiz, Chuck Strub, Mickey DeMaio, Amy Davis, Judy Cunniff, and Steve Gavalas.

Others attending

Dick German provided the minutes.

Appointment of Governor

Dave Wilson moved that Rob Putland be appointed a governor to serve the remaining term of Michael Hanley. Lucy Schall seconded. All governors present voted yes. The motion passed.

Pending changes to maintenance contracts

Dave Wilson moved for approval of the following:

1. \$2,000 to Florida Roof Moisture Survey & Consultants, Inc for biennial roof inspection;
2. \$3,930 to Right Way Elevator for additional wiring & removal of the car-top rain cover for B7 (completed);
3. \$2,458 to Right Way Elevator for B7 elevator piston packing; and,
4. \$2,000 (approx) to Right Way Elevator for B6 additional wiring needed for door upgrade.

Leo Dumont seconded. All governors present voted yes. The motion passed.

There was considerable discussion as to the necessity of the above items because most of them were parts of previously approved projects. Dave Wilson said that he had discussed this matter with the association's attorney who recommended the motion.

Rapid Response Spending Approval Procedure

Dave Wilson moved for approval of a Rapid Response Spending Approval Procedure with the following provisions:

1. Limited to a maximum of \$5,000 (plus applicable taxes) per incident;
2. Approved by a minimum of two WW owners, with one being a WW Chair or Vice Chair;
3. When a fast response is required or deemed appropriate for the situation;
4. Communicated to the entire board by email, shortly thereafter; and,
5. Reported, recorded and ratified at the next monthly scheduled RBM.

Leo Dumont seconded. All governors present voted yes. The motion passed.

Discussions included how to handle unexpected changes to existing contracts, how to verify that contractor-recommended changes are necessary and fairly priced, and who approves changes. There was unanimous agreement that Burt Kline and his associates were doing excellent jobs for the association in this regard.

Building 2 fire control panel

Chuck Strub reported that fire control panel in Building 2 needs a new circuit board.

Dave Wilson moved for approval of a work order to All Phase Electric for replacement of a circuit board in the fire control panel in Building 2 for \$830. Emily Cox seconded. All governors voted yes except for Adele Vissagio who voted no, explaining that the work can be performed as routine maintenance which does not require a specific motion. The motion passed.

Tree Trimming

Chuck Strub inquired about what work will be done when landscaping work begins on July 1. Dave Wilson said that all work will be supervised by Tony, and that stump grinding, if needed, will be available at \$25 per stump if done while the crew is on site. Chuck and others are invited to suggest stump grinding requirements to be performed while on site for the trimming process.

Replacement of electrical power transformer

Chuck Strub noted that Duke Power is scheduled to replace an electric transformer near Building 7, and that Duke will require access to the transformer and room for heavy equipment. Chuck asked who was preparing the area for the job, which is scheduled for tomorrow. Amy Davis and Steve Gavalas volunteered to oversee the necessary preparations.

Joseph estate

Adele Vissagio has received word from the association's attorney that the fees due from the Joseph estate have been paid through 2021.

Adjournment

The meeting adjourned at 2:10 PM.