

Whispering Waters Condominium Association
Minutes of a meeting of the Board of Governors
held on March 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, Adele Visaggio, Lois McMullin, and Joe Jost. Michael Hanley and Lucy Schall were absent. A quorum was present.

Owners attending

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

Others attending

Dick German provided the minutes.

Approval of minutes

Dave Wilson moved for approval of the minutes of February 23, 2021. John Williams seconded. Approved without objection.

Treasurer's report

Adele Vissaggio reported that financial activities were progressing as budgeted. Reserves are being drawn down commensurate with approved projects. Dave Wilson and Adele Vissaggio agreed that an audit for 2021 should be performed.

Elevators

Burt Kline said that the replacement of elevator doors in Buildings 6 and 7 are held up for lack of parts. The parts for Building 6 are expected in about a week, those for Building 7 shortly thereafter. Installation will take 3 days. Half of the \$50,000 cost has been paid.

Roofs

Burt reported that all 3 auxiliary building roofs are completed.

Scoping of black pipes

Burt said that all scoping is completed and that the cleaning of cast iron pipes, estimated at about \$65,000, will be considered after the pending Reserve Study is completed.

To save money on future pipe inspections and/or plumbing problems, access to the pipes will be improved by installing clean-outs in 10 two-bedroom-two bath ground floor units, at a total cost of about \$5,000, to be combined with the pipe cleaning contract.

Membership

John Williams reported that only B6U11 remains on the market after B2U1 and B5U5 were purchased by Adele Vissagio and Joe Jost, respectively.

Dave Wilson moved for approval of inductions already accepted by the Membership Cte and/or having purchased second units; including Joe Jost, Adele Vissagio, TG & Radhika Sriram, and Steve Gavalas. Emily Cox seconded. All governors present voted yes. The motion passed.

Dave Wilson moved for the approval of new windows in TG Sriram's unit. Joe Jost seconded. All governors present voted yes. The motion passed.

Revision of documents

Dave Wilson and Lucy Schall are arranging meetings with the association's attorney.

Renovations

Rob Putland reported that he and Mike Hanley are preparing a Renovation Guide to define renovation criteria and the approval process. Recent applications for renovation under consideration include B3U6 (windows and doors), B3U5 (doors, windows, and major renovations), and B8U3 (windows and doors). B2U4 is planning renovations to be determined.

Dave Wilson discussed the exterior appearances of windows and doors, concluding that the issue needs further consideration.

The governors discussed the need for a list of approved vendors for services or products commonly needed at the facility.

Reserve Study

Burt Kline said the Study is progressing under the direction of David Whann of Association Reserves Company and that an on-site inspection was held recently, attended by several governors or owners.

Dave Wilson moved that the association accept an offer from the Historic Old NE Association of one oak tree to be planted at Whispering Waters, free of charge. Adele Vissagio seconded. All governors present voted yes. The motion passed.

Dave Wilson moved that the association accept a donation of three tables and thirty chairs, as recommended by the Social Committee. Adele Vissagio seconded. All governors present voted yes. The motion passed. John Williams suggested that, with the gift mentioned above, the association inventory all furniture and furnishings on hand and dispose of unneeded items.

Water filtration

Burt Kline met with representatives from the Culligan Company and learned that facility-wide filtration of potable water is not possible, but can be met with the installation of charcoal

filtration units in each unit. He noted that while water directly from the city is safe and potable, it's taste might be improved with charcoal filters and reverse osmosis (ie R/O) devices in the unit.

Adjournment

The meeting adjourned at 4:10 PM.