

WALNUT BEACH CONDOMINIUM ASSOCIATION

**Board of Directors Meeting September 20, 2016
at the Margaret Eagan Center, Milford, CT**

Present: President Richard Gaudette, Vice President Clare Farley, Secretary Margaret Meisenholder, Member at Large Judith Ruskin, John Hufcut of Evergreen Management, and, Assistant Secretary Beatrice Ball.

Absent: Treasurer Michael Carrington

Unit Owners Present: Marty Lippman, Unit 77-C

Comments from Unit Owners: Marty Lippman reported that the recent water leak had caused mold in his unit. Rusty of Crystal Restoration and our plumber Frank Cambriella have inspected the site but the water source has not been located. If no further leakage occurs by the end of September, they will repair the flooring of his unit and the ceiling of the Clarkson unit below where there is a moldy smell emanating from the 77-A ceiling which was opened due to water leakage from above.

Marty also said that the bush next to his doorway 75 unit was still leaning. John said this would be corrected in the fall.

Proof of Meeting: President Gaudette called the meeting to order at 7:00 PM. All unit owners had been notified of the time and place of the meeting.

The minutes of the August 23, 2016 meeting were accepted as written.

Financial Position: We have \$1,772.52 in the checking account and \$48,393.88 in the money market fund for a total of \$50,166.38.

Unit Sales: Two of our units have recently been sold and 103-D's sale is pending.

Tenant Pets: The tenants of units 107-A and 103-A have pet dogs. Mrs. Philips will tell her tenant she will not renew the lease if the dog is not removed. John has notified Adam Kuhr that his tenants' dogs must go.

The Board will consider changing the **Rules and Regulations** permitting tenants to have pets, if owners are in favor. The board is not unanimous on this question.

Unit Information: Members of the board have requested that information regarding cars being parked in the lot on a continuous basis be obtained. There should be a description and license number of all cars belonging to unit owners and residents/tenants. The Board agreed John should send out a notice requesting this information.

Hallway storage: 83-A is storing items in the hall.

Annual Meeting: The annual meeting will be held at the Margaret Eagan Center on October 25, 2016. Nominations received by the secretary were for: Richard Gaudette, Clare Farley, Lisa Greggos, and Roque Sanchez. The nomination for Richard Gaudette was submitted without checking with him first. He has stated that he will not run for office.

The Board will meet at Peggy's home on Monday, October 3 for a budget meeting in preparation for the General Meeting.

Seawall Maintenance: John met with Susan Jacobson, of the DEEP. He asked her to look through her files concerning the work previously authorized. New repair work will need the involvement of an engineer. Paper work will cost \$300.00.

Miscellaneous:

John has advised Carol Agria, owner of 85-A, that if she does not stain her deck he will have it stained and send her the bill.

Squirrels in 109 attic: repair work will be done to prevent squirrels entering by way of the soffets,

Drains at 77-B have been cleared by plumber Frank Ciambriello, and he has investigated the water leak at 77-A and 77-C, where he has cleared the condensate lines. (Frank will be will be unavailable for the next 4 - 6 weeks.)

The exterior 101 faucet was repaired by Frank Ciambriello.

The interior leaks at 79-A were repaired, but one toilet had to be disabled.

The hallway railing at doorway 109 had pulled away from the wall . It was found that it had never been attached to the studs. The railing has been properly re-installed.

John reported that large bulk refuse is being dropped outside of the containers.

Work being scheduled:

79-A: Shutters will be replaced and a window installed.

89-A requires sidewalk repairs.

The Bldg. 6 sidewalk is split. John is meeting with a contractor to repair the sidewalk.

Window lintels at Bldgs. 6 and 4

Concrete at the end of Bldg 6 needs repair; it can be patched.

Bldg, 4 main drain lines hang from the crawl space ceiling; new lines are slicker and slippery and materials are not as likely to be hung up in the drains. Work will be budgeted for next year.

77-B and 79-B have reported leak stains.

Deck repairs to 73-C and 73-B

Check flashing at 109-D for leak onto 109-B

Robert Santoro will make interior repairs to 109 hallway and units 77-A and 77-C (when they are ready).

A & S Pest Control has not been able to trap the skunk at Doorway 87.

R & M is working on 109 rear trim above windows, 109-D rear ceiling trim and exploring the 109-A leak at the front of the unit and brick sealing.

Check siding shingles at the rear of the 109 units for replacement or repair

Milford Quality: curb removal and sealing at end of lot can be deferred until Spring 2017.

John is waiting for pricing for shrub cut back this fall, for window well resetting and for repair of fencing at Bldg. 6.

Mike Fedorko: 75-D furnace door, 89 crawl space insulation, 77 leaders at each end of new gutter which clogs, and 87-B shutter.

WAZ Tree Removal: has cleaned up the end of Bldg 4 (\$450). He quoted \$1,200 for the removal of the dead tree at the seawall.

Frank Ciambriello: Work on the yard drain cap at Bldg. 6

Projects to be priced for the next Budget Year:

Bldg. 6 boiler replacement - Rick's Plumbing has quoted \$22,473.23

Furnace room doors and basement doors, and main front doors (last priced at \$1,600)

Mailbox replacement

Window lintel preparation and painting

Work to be scheduled:

Unit 77-C has sheetrock cracks in living room and bedroom, and the deck requires work. This is on hold until the owner is ready.

79-D requires interior repairs when the owner is ready.

The meeting adjourned at 8:15 PM.

Respectfully submitted,

Margaret Meisenhelder, Secretary