

Walnut Beach Condominium Association, Inc.
November 2020 Board of Directors ZOOM Meeting
November 30, 2020 at 7:00 PM

Attendance:

Board Members: Margaret (Peg) Meisenhelder, Co-president; Clare Farley Co-President; Lisa Greggos, Secretary; Roque (Don) Sanchez, Treasurer; Judy Ruskin Member at Large

Felner Corporation: Matt Felner and Nick Bragano, Felner Property Managers; and, Jaime Polatsek, Executive Assistant

Unit Owners/Attendees:

Pat Doherty, 87B; Charles Paps, 81D; Jerry Faye and Blanche LaBarbera, 81C; Judy and Jack Delaney, 85B; Marty Lippman, 77C; Adam Kuhr, 107A; Roland and Hedi Minow-Pike, 101B; and, Manya Andreone and Stephanie Howard 105-D.

Call to Order and Introductions:

Meeting was called to order at 7:11 PM by Co-President Margaret Meisenhelder, who introduced the board members and Felner representatives.

Margaret announced that owner comments will now be taken at the end of the meeting rather than the beginning as was previous meeting protocol. Zoom meeting protocol in general was explained.

Roberts Rules of Order

Margaret requested a motion to waive the formal use of Roberts rules of order for this meeting. Motion was made, seconded and approved.

Establishment of a Quorum

Margaret stated there were five board members present; and, that a quorum being 3 of 5 members present had been established.

Approval of Minutes

Margaret stated that approval was needed for minutes of the September board meeting, the October 5 unit owner zoom budget meeting, and the November 9 final closeout meeting with Evergreen. A motion was made, seconded and approved to waive reading of and accept minutes as presented. Minutes will be posted on the web-site.

Presidents Report

Co-President Clare Farley shared the following updates:

- The stair gate is finished and all keys have been hand-delivered to owners and tenants. Keys have not yet been given to unit owners who do not live on site.
- An update from the Mayor Blake regarding the streetlights was received in response to Peg Meisenhelder's posted question on the city of Milford website. He responded that the delay is caused because "required electrical components have been on pandemic

related back order". The mayor copied DPW Director Chris Saley and his assistant on his response.

- Chris Saley of DPW informed Clare that the fence will not be installed until the spring due to contractor injuries and problems with Covid.
- Sewer Update: there was a sewer back up at 109, an active leak in 89 and a new problem at 101, all of which have been addressed. Sewer work has been on our capital projects planned list for sometime; but, these emergencies shifted it forward on our timeline.
- As assessment monies come in we will proceed with repairs as outlined in the assessment plan.

Treasurer's Report

The treasurer's Report will be held until next month when monies are reconciled between Evergreen Management and Felner Corporation.

Old Business

- Clare Farley requested a motion to accept John Hufcut's retirement, and the hiring of Felner Corporation as our new manager. Motion was made, seconded and adopted.
- The election and budget results were mailed to all unit owners. They are stored for one year as public record and available to anyone that wants to see them. Peg Meisenhelder commented that 31 out of 50 unit owners voted on the budget and board members.
- Peg stated that board members have determined to hold the same positions this year as last year: Peg and Clare as Co-presidents, Lisa as Secretary, Don as Treasurer, and Judy as a member at large. A motion to formally approve the board positions was made, seconded and approved by the board. Note: Clare, Lisa and Don were re-elected to the board by unit owners; Peg and Judy are continuing as board members in the second year of their two-year terms of office. Note: Owners elect board members; and, the board determines positions.
- Clare Farley said that everyone had received a second copy of the Maintenance Standards that were presented at the October 5th Zoom meeting and had been mailed to owners previously for comments. No comments had been received to date. Adam Kuhr asked for clarification about needing to hire someone to change furnace filters. Matt Felner commented that the unit owner could change their air filter and just maintain their own records, or email Matt with a notification.
- Maintenance Standards were formerly adopted by the board; and, will be re-mailed to all owners.

Managers Report

Matt Felner introduced himself, Nick and Jaime, and provided some history and background information about their organization. Their company manages a total of 26 condominium associations, as well as commercial and retail properties. They are a family business that has been in existence for many years.

Unit Owners/Attendees Comments

Marty Lippman asked about sidewalk repairs, particularly for building 4. The board has been working this issue. He, also, questioned why people were not admitted to the Felner office Matt

said that that due to Covid it is their current company policy to protect the health and safety of their employees. Visitors can use their drop box outside.

Jerry Fay commented that many units here do not have dryers vented to the outside, and asked if the maintenance standards would allow him to clean his own dryer vent as it is more easily accessible for second floor units. It was explained that Maintenance Standards are to protect the condo in the event of owner error.

Adam Kuhr asked about how to find budget report on WBCA website, and was directed to it. Regarding the maintenance standards Adam Kuhr asked if he could change his own furnace filters and not have to hire someone to do that. Matt Felner commented that he could do that. Adam also asked for a clear explanation of when maintenance issues are the unit owners responsibility versus the association's responsibility. Matt Felner noted that it's often more complicated than a simple "walls- in" policy, and It's typically addressed on an individual basis.

Hedi Minow-Pike stated that when she was on the board, the window policy was that the association was responsible for the existing windows when they purchased a unit. If the owner purchased replacement windows, they were then their responsibility.

Peg stated that before that time owners were responsible for all replacements. This has changed over the years, and is ambiguous in the condo documents.

Manya Andreone (105 D) asked when the needed repairs to her ceiling caused by truss work would be made. Although John Hufcut had brought a contractor out, work has not yet been done. Clare stated that this project is a top priority. Stephanie Howard also commented that a plumber had done some work in the hallway of 105, but left holes in the wall. Nick from Felner said the contractor would be out this week to patch and repair the wall.

Hedi Minow-Pike expressed her frustration at not having a WBCA unit owner list. The board explained their perspective regarding owner privacy and board responsibility as previously driven by our association attorney; but, will continue to investigate options.

Pat Daugherty said that she is not receiving WBCA mail and would like mail sent to both her New York and CT addresses. Jaime said she would do that.

Jaime also commented that she is inputting the data from our information sheets, and sometimes has difficulty reading handwriting. She asked that anyone not receiving mail please call her, so that she can verify the correct email address.

The meeting was adjourned following unit comments.

Respectively Submitted,

Lisa Greggos, Secretary