

**Walnut Beach Condominium Association, Inc.
November 2020 Board of Directors ZOOM Meeting
January 18, 2021 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:

Isobel Clarkson 77-A, Jerry Fay and Blanche LaBarbera 81-C,
Steve Berube 83-C, Patricia Doherty 87-B, Monica and John Judge 87-D, Stephanie Howard 105-D

Call to Order:

Meeting was called to order at 7:08 PM by Co-President Margaret Meisenhelder

Roberts Rules of Order:

A motion was made, seconded and approved to waive use of Roberts Rules.

Establishment of Quorum for meeting:

Quorum was established with all five board members in attendance.

Approval of minutes from previous board meeting:

Margaret called to approve the minutes of the November 30th, 2020 board meeting. A motion was made, seconded and approved to waive reading of and accept minutes as presented. Minutes will be posted on the web-site.

Moment of Silence:

Margaret asked for a moment of silence for Judy Delaney and Richard Gaudette (past President of the WBCA), both longtime residents who have recently passed.

Presidents Report:

Margaret announced that the new East Broadway city street lights are now on. The Co-presidents plan to contact Mayor Ben Blake and Chris Saley before Spring regarding signage for bicycle path and walking lane; possible stop signs; parking spaces and various other issues.

Treasure's Report:

Matt Felner stated there is \$63,724 in the checking account and \$37,847 in the money market reserve account for a total of \$101,569.

Matt will be sending a courtesy reminder to people who are over 30 days late on payments. He clarified that payments can be made via the Portal or by mailing a check. He, also, stated that 60 percent or 34 unit owners have not yet accessed their portals. Jamie commented that a large majority of people sent in their contact information form without email addresses.

Old Business:

Clare reported that a couple of people had asked questions regarding the new Maintenance Standards. Clare and Peg put together a summary of answers/clarifications to questions posed which will be mailed to owners. These include owner verifications of annual inspections, water valve shut offs, and dryer vent cleaning.

New Business:

Clare stated there have been complaints regarding: the overflow in the dumpsters (large cartons not broken down; large pieces such as bi-fold door and construction debris which must be taken to the city dump by owners); dog walking outside of specified (front) location, noise volume in condos; cars parking over sidewalks and protocols for moving cars for MQL snowplowing; as well as Covid-19 mandates. These will be addressed in a reminder letter to owners and tenants. Also, MQL should be reminded to blow their horns when they arrive to plow.

Jamie mentioned that she spoke to the hauling company which will make an extra pickup, as they were unable to get to our dumpsters the prior week.

LED Upgrade:

Nick explained the LED lighting replacement proposal received from Energy Resources. With the LED upgrade Energy Resources estimates a monthly savings of \$358 based off a previous month's usage. The total cost for the project is \$20,867 with a UI incentive of \$15,689. This leaves us responsible for 25% of the project. There is no out of pocket payment for this; however, savings on our bill will not be realized until the \$5,178 is paid back. The savings on electricity from the new lights will go to UI to pay back the 25%. Once the \$5,178 is paid off (estimate 1.2 years), our bill will reflect the estimated monthly savings of \$358 or \$4,296 over the course of a year. With this plan Energy Resources is the only company which can be used to install the lightening.

As part of this program, Basement, Common Hallways, Exterior Lighting (which does not include entry door lighting), and Exit Signs will be upgraded.

After a further question and answer period Margaret asked for a motion to accept the Energy Resource Proposal. Motion was called, seconded and accepted.

Water Emergency:

Matt explained that a supply line failed in building 6. He was notified /called at 3:30AM as well as reported in the maintenance request that water was gushing into the basement. He came first thing in the morning with a remediation team who found that it was a breakage in a steel line that was connected to someone's sink on the ground level. The remediation team cleaned the area. Matt put in the claim with insurance company.

Unit Owners Comments:

Isobel Clarkson mentioned a car with NY plates parked for a number of days in a visitors spot and taking up two spaces; her phone issue which Frontier attributes to our old wiring; and, the lot clean up on Milford Apartment property adjacent to our driveway. John Judge said per Chris Saley the city cleaned up the property in return for intrusion on the Milford Apartment properties. The fence is supposed to be repaired.

Stephanie Howard shared her frustration with regards to internet hookup with Optimum as they only replace exterior wiring. As inside wiring is owner's responsibility, Matt suggested she hire an electrician and said he would give her the name of one.

Stephanie, also, mentioned the that beach gate is opened. The co-presidents intend to lock it.

A discussion followed on the need for a gate and deterrents from people trespassing. Clare explained that we plan on more signage at beach door as well as the possibility of coverage over rocks, which would not block the view.

Steve Berube asked about a problem which is making his tenant and neighbors feel unsafe. The board replied it is aware of the situation, and it would be discussed in executive session that evening.

It should be noted that discussions involving complaints about owners or tenants; and, those which might be in the hands of an attorney are not discussed in open meetings.

The Meeting was adjourned at 8:20 PM.

Respectfully submitted by Lisa Greggos, Secretary