

Walnut Beach Condominium Association, Inc.
February 7, 2022 Board of Directors ZOOM Meeting
at 6:30 PM

Attendance:

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

Felner Corporation:

Matt Felner and Jaime Polatsek, Property Managers

Unit Owners/Attendees:

Isobel Clarkson 77-A, Marty Lippman 77-C, Monica Slomski 79-B, Jerry Faye and Blanche La Barbera 81-C, John Judge 87-D, Roland Pike and Hedi Minow-Pike 101-B, Stephanie Howard 105-D, Arum (Bud) Stone 109-C

Call to Order:

Meeting was called to order at 6:38 PM by Co-President Clare Farley.

Board Positions:

Peg stated that the board positions for this year will remain the same as last year: Peggy Meisenhelder and Clare Farley, Co-presidents; Don Sanchez, Treasurer; Lisa Greggors, Secretary; Judy Ruskin, Member at Large.

Also, for this meeting the Treasurer's report will be given prior to the President's report.

Roberts Rules of Order:

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

Establishment of Quorum for meeting:

There being all five board members present, a quorum was established.

Approval of minutes from previous board meeting:

A motion was made, seconded, and approved to waive reading of and to accept June 21, 2021 minutes as presented.

Treasurer's Report:

Matt Reported the balance in our operating budget is \$157,848., and the money market account is \$37,856. A total of \$47,000. in assessment money has been received to date (January 31, 2022).

We are generally under budget with utilities and landscaping (but have not received bills yet for winter storms), we are on budget for repairs and maintenance at this point having spent \$33K to date.

President's Report:

Progress on Assessment Projects to date:

Clare: The board had asked Bud Stone, who is a unit owner with extensive experience in real estate development to help identify contractors, review and negotiate contracts. As a result, we have contracted with Frank Viniczay for the structural crawlspace projects at 85 and 107. His pricing is considerably lower than our previous contractor, Castleberry, who was the low bidder on the initial projects.

We are close to finalizing a contract for a better coordinated scope of work for 77 which includes brick removal, plywood, and vinyl siding and entry door replacement.

Peg: Our plumbing contractor (Rick's Plumbing) has agreed to his pre-Covid pricing for the gas line repairs. These will be phased in by building by priority. The contractor will need to coordinate with unit owners for access.

We are working on finalizing pricing for sidewalk repairs. We will not be replacing all of the sidewalks but just re-replacing damaged sections.

We are working on pricing of entry doors, (for replacement by priority), sewer line repairs and window lintel problems. We are getting numerous complaints about leaking windows and are investigating the cause.

Managers' Report:

Jaime said that the additional unexpected crawlspace joist repair under unit 83B has been completed. The structural crawlspace repairs at 107 are in process and 85 will be addressed next. We are, also, working on sidewalk repair bids.

New Business:

Peg provided an update on Optimum. As a temporary solution to the Building 5 Internet and telephone service problems, Optimum ran a line across the seawall from building six to building five. The cable (now designated by orange lines sprayed on the grass) will be run underground as soon as the ground is thawed.

Unit Owner Comments/Questions:

Marty inquired about the status of Frontier repairs as his home phone in 77 has not worked for a year.

Both Jamie and the Board have tried to contact Frontier since the upgrade scheduled for start date on July 7th did not materialize. David Turner the project manager has not responded. Other owners in 77 have switched to Optimum. The board is not aware of any scheduled Optimum upgrades.

Bud Stone suggested we consider Starlink, a high speed satellite Internet service provider.

This would require installation of individual dishes which would protrude from each deck (and is prohibited by our rules and regulations at this time). It was generally agreed that we will continue to follow through with Optimum and Frontier to see if they can improve their service.

A list of unit owners was requested.

This will be addressed.

Clicking noise is being heard in the hallway of 81.

Jaime will have someone from Felner check it out.

The Fire Marshall has completed inspection.

Hallway property removal notices may be removed from hallway entry doors.

Stephanie Howard stated the wheelchair in 105 will be donated to anyone interested.

Fire Marshall's recent visit:

The Fire Marshall said that the closets and hallways are good condition. The only thing he cited is that the entrance doors to the crawlspaces need to be self-closing. Jaime will have Sal Furnari look at the existing doors to determine if they can be adjusted.

Miscellaneous:

Seawall signs which have been uprooted will be reinstalled when weather permits.

City Hall has been contacted regarding the broken fence between Bldg. 6 and Walnut Beach.

Tree roots from the beach are damaging concrete in the dumpster area. These should be able to be cut back without damage to the tree when the driveway is repaved.

The Meeting was adjourned at 7:26 PM

Respectfully submitted,
Lisa Greggos, Secretary