

Walnut Beach Condominium Association, Inc.
February 2021 Board of Directors ZOOM Meeting
February 22, 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, Marty Lippman 77-C, Jerry Fay and Blanche LaBarbera 81-C, Steve Berube 83-C, Monica and John Judge 87-D, Roland Pike and Hedi Minnow-Pike 101B, Stephanie Howard 105-D

Call to Order:

Meeting was called to order at 7:07 PM by Co-President Margaret Meisenhelder

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:

Margaret called to approve the minutes of the January 18th, 2021 board meeting. A motion was made, seconded, and approved to waive reading of and accept minutes as presented.

Presidents Report:

Margaret stated that the Co-presidents plan on contacting the Mayor Ben Blake to set a meeting in March regarding the fence in front that was promised by the city; entry ways, signage, parking spaces, and bicycle path and walking lanes.

Treasure's Report:

Matt Felner stated there is \$113,600 in the checking account and \$37,848 in the money market reserve account for a total of \$151,449 as of January 31, 2021.

Old Business:

Clare stated that a general housekeeping reminder letter was sent to unit owners regarding common complaints that were received. Separate letters were sent to two owners regarding specific concerns of individual unit owners.

New Business:**Insurance:**

Our insurance policy has increased to \$82,000. Matt Felner explained that insurance renewals are trending upward in general and past storms have contributed. He reiterated that there are very few markets that will underwrite an HOA near the water.

Insurance companies are using new “wind maps” which is an overlay of coastal of property areas like those done for flood policies. Matt said they had contacted other underwriters; explored the possibility of omitting irrelevant items which are part of the standard policy; and negotiated a 8% reduction in cost.. The only other option would to be to increase our deductible from 10K to 15K, which would reduce the premium. However, if we have a claim, we would have to pay the higher deductible and would lose the benefit of the reduced premium. He, therefore, advised against it. The board declined this option.

Portal: Clare encouraged owners to use the new Felner portal as it is convenient to make payments, access documents, put in maintenance requests and access announcements.

Maintenance:

Maintenance monies are tight due to unexpected sewer line emergencies as well as other unexpected repairs. We will monitor the gas entry lines and replace as needed rather than do all buildings.

Clare mentioned we usually budget high for the snowstorms and hope to be able to reassign the money budgeted for MQL to other repairs.

Sidewalk Repairs:

Additional funding will be needed for necessary sidewalk repair. Determination has to be made on how to do these repairs depending on cost. Bids are needed.

Lawn:

Clare expressed concern about the grassy areas with bare spots and the need to remove thatch and re-seed. Originally we hoped to address this in the spring, but have concerns about costs. Peg mentioned that there are more substantial structural issues that we need to deal with first.

Unit Owners Comments:

Peg stated that there was no mention in the housekeeping letter about owners moving cars from their spot when MQL is on-site to plow; and, a reminder is needed for them to blow their horns in driveways 4/5 on arrival for clean-up..

Matt said people did contact him about this issue, as some owners did not move their car during the last two snow storms. Clean up was not good due to cars not being moved.

Marty Lippman commented that he was not informed that the hot water in his building was shut off. Matt said he was not aware of any shut-off; nor were other owners in 77.

Matt will have someone check his hot water which is a problem.

Marty mentioned the inconvenience of the new street dividers. The city had stated last year they were not going to make changes. The board suggested he contact the mayor or go on the city of Milford website to voice his complaint.

Isobel Clarkson asked about a designated plumber. Hedi gave her Rick's Plumbing phone number. After losing her connection to Zoom meeting, she e-mailed the board regarding Frontier service; and, that the sidewalk at Bldg. 4/5 mailbox was badly pitted at the curb and hazardous.

Stephanie Howard inquired about the ceiling repairs. Matt received new pricing based on the scope of work to be done. Costs are covered by assessment monies. The board will discuss in Executive Session.

Stephanie asked about the installments of lights. Nick replied it was approved and hopefully will start next month. Basement lights will be motion censored.

NOTE:

EXECUTIVE SESSION:

The board voted unanimously to approve the contract with Furnari for the ceiling repairs which are the result of truss repairs. A motion was made by Peg, seconded by Clare and approved by Judy, Lisa and Don.

The Meeting was adjourned at 7:37 PM.

Respectfully submitted,

Lisa Greggos, Secretary