

WALNUT BEACH CONDOMINIUM ASSOCIATION
Board of Directors Meeting of April 19, 2016
at the Margaret Eagan Center, Milford, CT

Present: President Richard Gaudette, Vice President Clare Farley, Secretary Margaret Meisenhelder, Treasurer Michael Carrington, Member at Large Judith Ruskin, John Hufcut, Evergreen Management, and Beatrice Ball, Assistant Secretary

Unit Owners Present: Marty Lippman, Unit 77C

President Gaudette called the meeting to order at 7:03 PM announcing that all unit owners had been notified of the time and place of the meeting.

Unit Owners Comments:

Walnut Beach Parking Plan: Marty Lippman and Richard Gaudette reported on a meeting of the Board of Police Commissioners held on April 11th at which the new on-street parking plan for Walnut Beach had been discussed. Marty and Dick reported that this plan had been changed since its first inception. Marty presented a map of the current parking plan which calls for parking spaces to be designated on both sides of East Broadway and one side of Viscount Drive. Also, it was proposed that parking would be for a specified time of two hours. (Note: At a previously held Walnut Beach Association meeting, the president of the Association had requested that a committee be formed to study the parking plan.)

The parking charge at Walnut Beach is to be increased from \$5.00 to \$15.00 for non-residents. It is anticipated that out-of-towners and those without parking stickers will be parking in the streets.

Our concern is that the spacing may be close to our driveways and will make seeing the road while exiting our driveways difficult. Also, we will have no specified on-street parking for our guests.

Clare stated that Bud Stone got the City of Milford Public Works Dept. to remove two dead trees from the park, as they both had branches dangling over our cars in the parking lot. (Trees were near the water/pavilion and both died after hurricane Sandy.) Since he had such good results on that issue, she might mention the parking plan to him to see if he could follow up with the the mayor.

However, it is felt that the plan may already be a fait accompli.

Debris: Marty Lippman said there was big metallic object in front of Unit 77A which should be removed. (This is material from the window well which needs to be removed.)

The minutes of the March 22, 2016 meeting were accepted.

Rentals: John reported that Unit 103C owned by John and Cary Farrell is rented to Raza Ulvi and Noor Turiq. (Corrections to minutes of last month).)

Financial Report: The checking account at Milford Bank was closed and the funds transferred to Webster Bank. We have \$2,147.97 in our checking account and \$39,367.19 in our money market account for a total of \$41,515.16.

Note: The figure for the April contribution to the Reserve Fund on John's report needs to be adjusted.

The revised notice regarding rules and regulations will be posted on entrance hall bulletin boards. The notice will, also, be mailed to residents and unit owners.

Rick's Plumbing will give us a cost and estimate for new boiler for Bldg. 6.

The unsightly appearance of the Bldg. 4 recycling bin was discussed - replacement or repainting was suggested. This had previously been brought up at the annual meeting.

Work Completed:

'Keep Off' signs have been installed at the top of our seawall.

The 77C basement storage room was dismantled and removed. It was determined that the ceiling and electrical would not be removed; however, the flooring was removed because of mold.

The TV belonging to Marty Lippman as well as a few items belonging to other owners will be removed when Milford bulk pickup is scheduled for our area .

The 79 front entrance door was repaired.

New vent caps made by Air Specialties have been installed at 83 and on the roofs of Bldgs 5 & 6.

The main water valve at Bldg. 5 has been replaced.

Work in Progress:

Unit 79A requires window replacement and masonry work.

John is pricing a drain line with a pump for Bldg. 4. He believes the existing piping should be replaced with PCV which is smoother. Peggy mentioned that the water pressure is lower.

A & S Pest Control will look at the bird nests on 77B and 73B and possibly 77A patios. Openings need to be blocked and nests removed (when they are no longer inhabited by birds.)

John will have someone look at Unit 77B water stains in the front second bedroom.

Unit 89C furnace room door track repair.

Loose roofing shingles on Bldg. 6 require repair.

Projects as Cash Flow and Weather Permit:

When DiCocco Construction Co. replaces the sidewalk area at 89, he will walk the property to see if there are other areas requiring repair.

Deck repairs are required for 77D, 73C, 85A, and 85C.

Furnace room doors, basement doors, and main front doors and sidelights are being investigated.

We require new mailbox units.

Fedorko will reset widow wells as needed.

Landscaping is needed for Bldg. 4.

Work being scheduled based on cash flow:

New commercial gutter for the rear of doorway 77.

Bldg. 6 has a window lintel issue.

Unit 77C has cracks in the sheetrock of the living room and bedroom.

Unit 79D requires repairs when the owner is ready.

DSR will look into 109D deck wall insulation.

The meeting adjourned at 7:50 PM.

Respectfully submitted,

Margaret Meisenhelder, Secretary