

WALNUT BEACH CONDOMINIUM ASSOCIATION

Board of Directors Meeting of May 24, 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, and Sal Ciufeco, Unit 109D

Unit Owners Comments: Sal Ciufeco said the shingles on his patio need repainting or possible repair. John said this will be inspected.

Proof of Meeting: All unit owners had been notified of the time and place of the meeting.

President Gaudette called the meeting to order at 7:02 PM. The minutes of the May 24, 2016 meeting were accepted.

Financial Report: There is \$3,803.05 in the checking account and \$40,372.08 in our money market fund for a total of \$44,175.13.

Changes on Collection Policies: In light of the recent Supreme Court decision which is impacting collection procedures for all HOA's, our attorney Robert A. Pacelli, Jr. has forwarded a form for collection and foreclosure policy which can be tailored to fit our needs. Although we are already utilizing the changes, the policy will have to be updated and sent to members of the association ten days prior to a meeting for notice and comment by owners (either in writing prior to the meeting or at the meeting). Revisions would then be voted on by the board and updated documents sent to unit owners.

Common Charges: John passed out information showing what the common charges would be if raised 5% over the current charges which were in effect as of November 1, 2014. Insurance costs which now exceed \$60,000.00 and keep increasing are our most significant expenditure.

The notice concerning WBCA regulations was mailed to all unit owners and posted in all hallways.

Bird problems at units 77A, B, C and 73B: Nests will be removed when the hatchlings are able to leave the nests. The openings will then be boarded up.

Rick's Plumbing will provide prices on boiler maintenance and the cost of a new boiler for Bldg. 6. John looked into Allen Plumbing Supply; however, they do not provide maintenance.

The recycling bin at Bldg. 4 will be replaced by a Winters' bin.

The condo bulk pickup is scheduled for June 6, 2016.

Work Completed:

Bldg. 5 main water valve was replaced.

The furnace room doors at 77D and 89C were repaired.

Loose roofing shingles at 109 were repaired.

Work being scheduled:

John is waiting for cost estimates on Unit 79A window replacement and masonry work from Homa and DiCocco.

Awaiting pricing on Bldg. 4 main drain line.

Unit 77B has reported water stains and a plumbing issue; John will look into this.

Milford Quality will make curbing repairs to the driveway as needed.

DSR will begin deck repairs beginning with 85A, then 77D, 77C, and 85C.

Sidewalk area at 89 and cracks in the driveway apron seem to have been taken care of by DiCocco.

Waiting to hear from Homa regarding a commercial gutter/leader at the rear of 77.

The Bldg. 6 window lintels need to be cleaned and caulked.

DSR will check the deck wall insulation at Unit 109D. **(This type of work may require an assessment.)**

Other projects to be priced:

Furnace room doors, basement doors, and main front doors: John will ask the Milford Apartments manager how the new doors they have installed are standing up.

New mailbox units

Landscaping for the front of Bldg. 4. The landscaper has quoted \$1,725.00 to remove existing shrubbery and \$1,700.00 for the plantings he recommended.

Certain window wells requiring resetting. Perhaps this can be done by landscaper.

Work to be scheduled:

There are sheetrock cracks in the living room and bedroom of Unit 77-C.

Interior repairs to 79D when owner is ready.

Bea Ball said that the light bulb at the front door of 73 required replacement.

Dick reported that the driveways can be resealed in 2017.

The meeting adjourned at 7:45 PM.

Respectfully submitted,

Margaret Meisenhelder, Secretary

,