

WALNUT BEACH CONDOMINIUM ASSOCIATION

Board of Directors' Meeting of June 21, 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 of Evergreen Management, and Beatrice Ball, Assistant Secretary

Unit Owners Present: Marty Lippman, Unit 77C

Unit Owners Comments: There were no owners comments.

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 7:06 PM. The minutes of the May 24, 2016 meeting were accepted.

Financial Report: There is \$4,652.08 in the checking account and \$43,377.50 in our money market fund for a total of \$48,029.58.

The cost of flood insurance will bring us over our budget. **Philadelphia** our current insurer is the only company willing to insure us. Other insurance agencies will no longer take on condos directly on water.

Dick felt the Board should make a decision on a common charge increase; a 5% increase was suggested. Discussion followed on raising common charges versus assessment. It was felt that a common charge increase would pertain as the need for an increase is not do to an emergency situation.

Other impending large expenditures were discussed. Peggy mentioned the driveways. Dick stated that they should last one more winter and then will need to be replaced.

Collection and foreclosure policies: The formal Collections and Foreclosure Policy to be adopted by the WBCA, Inc. will be mailed to Owners prior to next month's meeting. Owners have ten days to comment on the policy in writing or may do so at the next open board meeting on July 19. The policy will be ratified by the board at this meeting.

Although this policy is already in our documents formal adaptation is required per recent changes in the state requirements.

Miscellaneous:

Unit 75D furnace room door requires repair/replacement. Ryan Salisbury is the new tenant of Unit 75D.

Khur's Unit 107A has been rented to Leslie Bush and Lauren Manfred effective June 2016 through June 2017.

Unit 87B: Loretta Parker's daughter, Dorothy, has advised John that the unit will be sold.

Unit 105A has been sold to Azio Investments. (?)

The Bldg 4 recycling bin will be replaced by Winter Bros.

Unit 85A deck was replaced and 85-C deck is being worked on.

The Bldg 4 lighting sensor was replaced.

The bird problem at units 77B, 77C, 73A and 73B is being worked on.
Units 73B and 77B were sprayed for ants.

The locks on Bldg 5 basement door and 87 main entry door were repaired and the keys were adjusted.

Work scheduled:

Unit 79A: The Harris's are in Israel and expected to return after July 4, at which time John will speak to them about window and masonry work.

Unit 79D repairs will be made when owner is ready.

We are awaiting estimates for Bldg 4 main drain line.

Unit 77B water stains and plumbing issue: John will have the plumber call when he is working on Unit 79D.

Milford Quality will make curbing repairs as needed.

Deck repairs to 85C and 73C will be done by DSR

The sidewalk area at doorway 89 will be repaired by DiCocco.

John will meet with Nutmeg regarding a longer run commercial type gutter/leader on June 22.

Bldg 6 window lintels; John will talk to Stew ,of Nutmeg, about this.

Unit 109D: DSR will inspect the deck wall insulation and shingles.

Doorway 109 is said to have a front step gap, but John could not find it.

Shrub trimming will be completed by July 1, 2016. Milford Quality suggests a severe cut-back this fall.

Repair of fencing at city beach park which borders our property.

Window well resetting: Fedorko will not do this so John will get someone else.

Projects on Hold

Bldg 6 boiler replacement: It was felt that replacement could wait as the boiler is still functioning. Rick's Plumbing has quoted \$22,473.23 to do this work.

Replacement of Furnace room doors, basement doors, and main front doors with sidelights.

New mail box units

The meeting was adjourned at 7:56 PM

Respectfully submitted,

Margaret Meisenhelder, Secretary

cc: Board of Directors
John Hufcut