

WALNUT BEACH CONDOMINIUM ASSOCIATION

Board of Directors Meeting of July 19, 2016 at the Margaret Eagan Center, Milford, CT

Present: President Richard Gaudette, Vice President Clare Farley, Secretary Margaret (Peggy) 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 77-C; John and Lisa Greggos, 101-A; George and Joanna Weber, 103-D; and Connie Sanzano, 85-C.

Comments from Unit Owners: Marty Lippman asked for further explanation of the letter and attached updated collection policy statement sent to all owners for comment prior to Board incorporation into the WBCA Rules and Regulation.

John explained that in April 2016 an owner from a Connecticut condominium association disputed owing his Association money and took the matter to the Supreme Court. The judges ruled that collection policies must be included in (be part of) associations' Rules and Regulations.

WBCA was already compliant; however, our attorney has updated the language of our collection policy to comply with the State mandate. The updated policy was sent to all owners for their comments to be submitted either in writing by this meeting date or in person at this meeting, so that the board could formally vote on the policy at tonight's meeting.

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

President Dick Gaudette called the meeting to order at 7:02 PM. The minutes of the June 21, 2016 meeting were accepted as written. Peggy asked if there were any residents who did not have a computer who would like the minutes mailed to them. John agreed to send the minutes from his office to those requesting them.

June Financial Report: There is \$2,265.15 in our checking account, \$44,382.30 in our money market account, for a total of \$46,874.80.

Ratification of Collection Policy: It was moved by Michael Carrington and seconded by Clare Farley to accept the amended Collection Policy per the April 2016 State Supreme Court ruling for incorporation into the WBCA Rules and Regulations. The motion was unanimously approved by the Board. The amendment form was signed by the Secretary for submission to the state.

Other Matters:

Bldg 4 recycling bin: It was agreed that Winters Brothers will change the bin.

New fire code requirement: Per fire marshal Gary Baker who recently visited our condos, no grills of any type are permitted on decks or within ten feet of our buildings. John will send a memo to condo residents. Residents must comply within two weeks at which time another inspection will be made and offenders fined.

Further discussion considered where to put existing grills and the possibility of finding a common area for grill usage.

Board of Directors: The terms of three Board members, Dick Gaudette, Michael Carrington, and Clare Farley expire in November. Peggy will draft the nomination form and send it to John for mailing as soon as a date for the General Meeting is determined.

Smoking on decks: A unit owner has complained about smoking on the decks which is blowing smoke into other units. It was previously mentioned that cigarette butts were being tossed off decks, also. John will follow up with a letter.

Decks: A letter was sent to Unit 85-A advising that the new deck must be stained. It is an owner's expense and a contractor referral was given.

Seawall Maintenance: John received a price of \$1,500.00 for lifting the rocks and re-placing them. He said that if we went ahead with this, we should contact the EPA. He will call the EPA for general information.

Members of the board also felt that the dead tree which is rooted in the seawall should be looked at again.

Work Completed:

Unit 85-C deck was replaced by DSR & Sons.

The 89 front entrance railing was replaced by Acme Railing.

The unit 73-A deck railing was secured, at no charge, by Acme Railing.

The ants/bird issues at 73-B, 77-B,C,D and 75-B have been resolved by A&S Pest. Unit 83D had wasps.

The leak from 107-D into 107-B was repaired by Frank Ciambriello

The hallway 83 emergency light was making noise and was fixed by MDM Electric.

A commercial gutter was installed at the rear of 77 but overflowed during the last two storms. John will check the gutter for clumped leaves and/or other problems.

John will ask Milford Quality for the unit cost of trimming our shrubbery.

Work being scheduled:

Unit 79-A window replacement: Masonry work will be done before the window is installed.

Bldg 4 main drain line: We are awaiting an estimate from United.

Unit 77-B plumbing issue: Peggy will discuss this with her plumber.

Units 77-B and 79-B leak stains: DSR will come down to look at them.

Milford Quality will make curbing repairs and remove curbing from the end of the lots and grade and seed where snow is placed in the winter.

Deck repairs by DSR: 73-C and 73-B are next

Sidewalk area at 89 will be repaired by DiCocco

DiCocco will repair Bldg.6 window lintels.

DSR will look at the deck wall of 109-D for caulking, insulation and shingle problems.

Unit 75-D furnace room door will be handled by Mike Fedorko.

109 front step gap: John could not find this gap. He will look at it again.

Milford Quality recommends a severe shrubbery cut-back in the fall.

Removal of dead tree

Fencing at public beach parking area: Stu may be able to help us on this.

Window well re-setting

Projects to be priced for the next Budget Year:

Bldg 6 boiler replacement. Rick's Plumbing has quoted \$22473.23. This is on hold as the boiler is functioning.

Furnace Room Doors and Basement Doors, Main Front Doors and sidelights: On hold for now

New mailbox units: Hold for now

Work to be scheduled:

77-C sheetrock cracks in living and bed rooms and deck repairs: On hold at owners request

79-D interior repairs will be made when owner is ready.

The meeting adjourned at 8:00 PM.

Respectfully submitted,

Margaret Meisenhelder, Secretary

CC: Board of Directors

John Hufcut