

WALNUT BEACH CONDOMINIUM ASSOCIATION

Board of Directors' Meeting August 23, 2016 at the Margaret Eagan Center, Milford, CT

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

Unit Owners Present: Marty Lippman, Unit 77-C

Comments from Unit Owners: Marty Lippman said that water from a pipe under his rug was leaking. He also said that a bush in front of his 75-B Unit was leaning over. John will investigate both problems.

Marty asked why our recyclables container has been replaced by multiple small "totes". John said Winters' has replaced the large bin with the smaller totes as we no longer have to separate recyclables.

Proof of Meeting: President Gaudette called the meeting to order at 7:03 PM. All unit owner had been notified of the time and place of the meeting.

The minutes of the July 19 meeting were accepted as written.

New Budget: John will start working on next year's budget which will include the insurance estimate.

Rules and Regulation: The revised **Collection Policy** which was adopted into the "Rules and Regulations" was sent to the condo attorney Robert A. Pacelli, Jr. to keep on file (Zeldes, Needle & Cooper, P.C.).

Fire Code regarding removal of grills from patios: Notice was sent to all owners mandating immediate removal of all types of grills, cooking or heating devices from patios. Gas pipe hookups have to be capped by the owners. The fire marshal has already inspected the condos and made note of grills on decks. He will be re-inspecting the condo for any violations.

Discussion regarding how far from the buildings the grills can be placed ensued. John stated that MCAA requirement is 10' away; however, some insurances want a 15' variance. Clare suggested that when a common area for grills is established that it be tiled by the owners. John will provide the board with a catalog.

The notice also reiterated that smoking is not allowed in the common areas; the need for those smoking on patios to be mindful of others; and cigarettes cannot be discarded onto the lawn or in garden beds.

109-D: John reported that the Sal Ciufecue's unit is to be put up for sale by the daughter who is the sole owner. However, Clare stated that she had had communication from the daughter today stating that Sal would be returning to the unit, and it would not be put up for sale at this time.

Units for sale at present: 77C; 87B; 103A; 103C; 103D, 105D; 107C; 109C.

Board of Directors' nominations: A notice requesting nominations for the Board of Directors has been sent to all unit owners with responses due to the secretary by September 20th.

Seawall Maintenance: John has received a price of \$300.00 for refurbishing the seawall. He will talk with Susan Gaucher of the DVB. He must also talk with the DEEP.

Other topics:

A letter has been sent to Unit 85-A advising that the deck must be stained.

John will have Frank Ciambriello, the plumber, look at 107-A's issues with plumbing and boiler temperature.

Doorway 105 hall carpeting has rips in the front of Ann's unit.

The sea grass planting in front of 85-A was discussed. John will write the owners.

Work completed:

The units in doorway 105 have been treated for roaches.

The crawlspace of doorway 77 has had a second treatment for ants, and the exterior of 109-B has also been treated.

Preliminary masonry repairs have been made today to Unit 79-A, and a replacement window has been installed.

Although a gap was reported at the 109 entry steps, neither Clare nor John could not find it.

The shorefront area near Bldg 4 has been cleaned and trimmed and the driveway cracks were sprayed for weeds.

Work Being Scheduled:

WAZ Tree Removal has quoted \$450.00 to clean up the end of Bldg. 4 and \$1,200.00 to remove the dead tree.

Check on 79-A window after its installation, 79-A also requires interior leak repairs.

Sidewalk repair at 89

Window lintels at Bldgs. 6 and 4 where water is penetrating.

Concrete repair at end of Bldg. 6 at the foundation.

Unit 77-B plumbing issue. Peggy said this was still a problem. John will have Frank look at it.

Units 77-B and 79-B have leak stains

Units 73-C and 73-B require deck repairs.

Check deck flashing at 109-D; there is a leak into 109-B

Milford Quality will remove the curbing they damaged and seed the lawn at end of lot. They are also pricing shrubbery cut-back in the fall and resetting certain window wells.

Mike Fedorko will repair 75-D furnace room door, 89 crawlspace insulation and the clogs at the 77 leaders at each end of the new gutter.

The exterior faucet at 101 requires repair and the yard drain cap at Bldg. 6 requires "replanting."

A & S Pest Control will remove the squirrels from the 109 area and the skunk at the 87 area. They will be trapped and placed elsewhere.

Projects to be priced for next year's budget:

Bldg 6 boiler replacement: Rick's Plumbing has given us a price of \$22,473.23. John will obtain references on Rick's Plumbing.

Furnace room doors basement doors and main front doors with sidelights. John will contact the contractor at Milford Beach apartments.

New mailbox units.

Work to be scheduled:

Unit 77-C has sheetrock cracks in the living room and bedroom. The deck requires repairs. Work will be done when unit owner is ready.

Unit 79-D requires interior repairs which will be done when the owner is ready.

The meeting adjourned at 7:50 PM.

Respectfully submitted,

Margaret Meisenhelder, Secretary

cc: Board of Directors
John Hufcut