

GENERAL MEETING OF THE WALNUT BEACH CONDOMINIUM ASSOCIATION

**Held on October 29th, 2019
At Margaret Egan Center, Room 155
35 Mathew Street, Milford, CT**

Present: Clare Farley, President; Margaret Meisenhelder, Vice President; Lisa Greggos, Secretary; Roque Sanchez, Treasurer; Judith Ruskin, Member at Large; John Hufcut, Evergreen Property Management

Guest: Tim Wentzell, P. E. of Connecticut Property Engineering

Unit Owners Present: (20) 73-A, 75-B, 77-A, 77-B, 77-C, 79-C, 79-D, 81-B, 81-C, 81-D, 83-D, 87-C, 87-D, 101-A, 101-B, 105-B, 105-C, 105-D, 107-A, 109-B

President Clare Farley called the meeting to order at 7:04 P.M.

Proxies were received from four unit owners: 73-B, 85-C, 103-A, 107-D

Introduction of Board members:

All Board members and unit owners introduced themselves by name and unit number.

Proof of notice of the meeting:

All unit owners had been notified by mail, bulletin board, and/or web-site posting of the time and place of this Annual General Meeting.

Moment of Silence

All present shared a moment of silence to remember Bill and Margaret Wright who both passed away last year.

Association Engineer's Report:

Timothy H. Wentzell, P.E. of Connecticut Property Engineering discussed his recent report **RE: WBCA Lintel Uplift and Other Miscellaneous Items** dated October 11, 2019, and received by all unit owners.

Window Lintels, Engineer's Report: Corrosion of steel lintels (above windows) has caused exterior bricks to shift and move. Repairing lintels requires removal of bricks, which is difficult due to the instability of brick walls. Even in areas where brick walls are relatively stable, extensive repointing is necessary throughout, leading to the consideration of removing the brick and replacing it with vinyl (as was recently on adjacent condo at Beachside). This is a problem throughout the complex, but specifically with building 77, where you can see the brick wall has shifted and is protruding away. This issue needs to be addressed soon (1-2 years) esp. Building 77. If vinyl would be a better solution, it would require investigation, cost comparison and to be voted on.

Comments/Questions from Unit Owners Re: Window Lintels

Brick movement and gaps in mortar allows water to get behind the brick wall, causing the wood framed to rot. Since the wood framed walls hold our windows,

this is causing some windows to stick and not operate smoothly.

This situation exists for probably all of our windows in brick walls, with some worse than others.

Replacing bricks is problematic because it is impossible to match brick color as well as mortar color. Regarding the specific number of windows that need repair, the Engineer would need to do a complete survey to determine this.

Roof Trusses, Engineer's Report: Trusses were not placed at the appropriate load point when these buildings were constructed, so we see sagging window trim above some second story windows. This truss uplifting has caused separation of ceiling from some walls in some units, requiring repair work. This is an ongoing problem that will need to be addressed throughout. (The least expensive time to repair would be when the roof is replaced, however, there is no need for roof replacement at this time.)

Crawl Spaces and Basements, Engineer's Report: Over the years, moisture has caused compression failure of structural beams in the crawl spaces and basements. In some cases the center beam is twisted and compromised. See October 15, 2018 Walnut Beach Beam and Crawlspace document from our association engineer. In most cases, both of the 19-foot spans on either side of the center beam requires additional structural support with new support beams and columns. This work will need to be completed in all buildings, on a priority basis. Engineer got permission from the City of Milford gave to do jacking as needed - slowly. These areas are not ventilated properly, and require dehumidification. Crawl spaces under 75 in Building 4 and under 89 in Building 5 are top priority.

Comments/Questions from Unit Owners Re: Trusses and Crawl Spaces

Truss uplift may cause problems with windows operating smoothly.

There has not been any mold problems in crawl spaces related to these structural problems.

Snow is not as problematic as wind-driven rain.

Some unit owners have complained about window leaks.

One repair technique used in the past has been to attach cornice trim to the ceiling, but not the wall, which allows for this movement without cracking.

Structural problems need to be addressed as we don't want to have problems with resale of our units.

Crawl space problems are probably not related to truss problem, but rather moisture related.

Board will get estimates and submit options for the unit owners to review and decide on at a meeting to be scheduled in the near future.

Board comment: We did a pilot project in 2018 on one building where structural failure had occurred. This was brought to our attention when a buyer backed out of the sale due to an inspection report, which revealed the extent of the problem. In that the crawlspace of 109, (Building 6) we secured the center beam and added columns and footings for added support for both 19-foot spans. Total cost was approximately \$25K, which included adding dehumidification. Based on what we learned on this pilot project, we anticipate lower costs on the other buildings. This structural work is prioritized by list developed by our engineer.

Reports

John Hufcut reviewed the proposed 2019-2020 budget, line item by line item. The budget includes a 5% increase in common charges, effective 11-1-2019. Budget was passed.

Capital Projects:

John Hufcut explained that we will need another meeting to decide how we will secure funding for the needed structural work discussed previously. John submitted a list for Capital Planning Budget.

Approval of Minutes

The minutes of the October 29, 2018 Annual Meeting were approved as presented.

Fire Marshal Inspection

Fire Marshal found a few violations on recent inspection and will notify owners. May require that we lock hallway closets to keep them empty.

Election to the Board of Directors

Secretary Lisa Greggos received three nominations for two open Board positions, but one nominee withdrew prior to the meeting. Clare asked if there were nominations from the floor. There were none, so the Secretary cast a vote for the nominated slate of officers, Margaret Meisenhelder and Judy Ruskin. They will both serve another two year term.

Landscaping:

John Greggos asked about our shrubs in the front of our condo that were recently cut down. No one knows who cut them down. Milford Quality Lawn said no work was done recently in the front of our property.

The meeting was adjourned at 8:40 p.m.

Respectfully submitted,
Lisa Greggos,
Secretary