

WALNUT BEACH CONDOMINIUM ASSOCIATION
Board of Directors Meeting
July 15, 2019
Margaret Egan Center, Milford, CT

Present: Clare Farley, President; Margaret Meisenholder, Vice President; Lisa Greggos, Secretary; Don Sanchez, Treasurer; Judith Ruskin, at Large Member; John Hufcut of Evergreen Management

Unit Owners Present: Marty Lippman 77-C, Hedi Minow-Pike 101-B

The board meeting was called to order by Clare Farley at 6:59 PM

All owners had been advised of the time and place of the meeting via mail and website.

Comments by Unit owners:

Marty Lippman 77-C reported that there is a problem with his master bedroom shower drain. May be from a clogged drain with adjacent unit. John will have Larry from United Sewer and Drain check it out.

Marty also mentioned he still needs additional repair work done on his entry door lock as well as needing one more smoke alarm for unit 75-B.

Regarding our Annual Meetings, Hedi Minow-Pike 101-B asked if the Board would introduce new unit owners at our Annual Meeting, whether they are in attendance or not. She also asked about reinstating a protocol of having a moment of silence for residents who have passed away within the past year. The Board agreed to integrate both at the next Annual Meeting.

Minutes:

Minutes of June 17th, 2019 meeting were approved as presented.

Financial Report:

There is \$5,850.20 in the checking account and \$35,164.27 in the money market reserve account for a total of \$41,014.47.

Financial Review:

The June 2019 report was sent to Board members.

Financing Deferred Large Maintenance Projects:

The Board reiterated its concern about much-needed repair work and improvements and how to finance them. Deferred large maintenance projects include crawl space/structural work (repair or replacement of center beams), brick movement repairs, window lintels, new sidewalks, driveway repair or replacement, gas line replacements, main sewer line repair or replacement, main entrance and basement doors, much painting, cosmetic and landscape work, etc. all of which negatively affect our resale property values, and the desirability of our units. Since this will be such a major initiative, the Board wants to disseminate a comprehensive list with cost estimates as soon as possible, and invite unit owners for discussion and voting at either the August or September meeting. Financing is yet to be determined, depending upon if the work is done in phases or as one project. It could be an assessment or a bank loan. Rough cost estimates are climbing toward \$300K, which could require an assessment of \$5-6 K per unit. At this point it is too early to know for sure, but indications are that there is a substantial amount of work needed.

Hedi asked about the cost of our primary (not flood) insurance policy and John stated that it is approximately \$70K per year, and there is only one provider that will cover us, due to our shoreline location.

Cash flow is being monitored closely month by month.

Unit Owner 89-B listed for sale with West Shore Realty

Fire Department Update:

Unit 83B – grill was removed

Unit 105-A and B complied with notice. Unit 105-C put things back into the hallway.

Notices have been placed on grills that are too close to buildings.

Future warning notices for violations will come from the Fire Marshal.

Administrative:

Maintenance Standards:

John sent the Maintenance Standard Draft that the Board completed to our condo attorney. A daytime meeting will be set up in the near future with the Board and attorney to finalize the document.

Summer Reminder:

Handouts were distributed to each building and mailed to absentee owners.

Visitor Parking:

Parking passes were created by Don and distributed.

Signage:

A meeting has been set up at Bowman Sign with Clare.

Other:

Unit Owner 105-B contacted the office re: Milford Quality replacing tree.

Unit Owner at 77-A contacted John to ask about homeowner flood insurance, and John referred her to our Tooher-Ferraris agent for clarification.

Unit Owner 87A received notice to move canoe and bicycles, and they have been moved.

Unit Owner 107A Contractor completed installation of dryer vent to outside, unit vacant at this time.

Policing:

The board received a written complaint about problems with parking and the seawall on the Fourth of July. There were a few large gatherings of family and friends in the common area between buildings 5 and 6, and a typical number of extra visitors for the fireworks display. Numbers seem to increase every year. Upon checking with other owners, it could not be specified if anyone was causing problems that warranted violation notices. The board will make sure that future summer notices be put out before the start of summer activities.

Another unit owner expressed concern about noise, drinking and partying in Walnut Beach at night. With the City of Milford's increased development in the area, there are more people, more after-hours noise and activity. Therefore, the board is urging residents to contact Milford police and not take issues/matters into their own hands if they see problems that should be reported.

Website reminder to all:

Our website is wbcamilford.com, and password is 73109ebway.

Walnut Beach Maintenance July 2019:

Monthly rodent bait stations

Exterminator notified to trap and remove woodchucks

109 crawlspace vents closed up, filled and sealed

NOTE: MONITOR KILOWATTS - JUMPED FROM 212-574

Bldg. 5 basement door temporarily repaired and mold cleaned*

79-B and interior leak issue apparently resolved

Maintenance to be scheduled:**Close up basement window in Bldg. 5 basement - given to WMC Properties***

Seal piping penetrations and foundation ties in Bldg. 6 basement by water piping area

Same in 77 crawlspace

83 Back Stoop

109-B living room sheetrock repairs - WMC Properties

109-C call re: exterior flashing - May involve trusses

103-B furnace room door - given to M. S. Fedorko

79-D deck railing - To be given to Acme Railing

Hallway 75 - Exterminator to check wall for animal

Maintenance Issue Raised by 103-D

Discuss how to handle mold question. Will follow up Castlebury with Crystal Restoration if needed.

Maintenance that should be scheduled:

Unit 101D - Liebell - Siding on deck

Trees - Pine behind 101 - Pricing from WAZ Tree Service - \$1010.33

Tree at entrance to Bldg. 6 - to be priced

Decks - 81D and 83D

83D windows

Unit 79-B - Front living room wall leak - Given to R & M

Does not appear to be actively leaking - Need to remove sheetrock and water-test

Capital Projects Ready:

109-A repairs from structural in crawlspace: R & M - Update

Crawlspace pricing for 89 - R & M - awaiting pricing

Brick movement at 77 - R & M - awaiting pricing

85D triple window pricing - R & M

77C, 77D, 79D - Truss work - Castleberry - attic temperatures may be a factor on scheduling

New truss issue - 105-D

Support work under 73-B - Either contractor

109 entry door and sidelights - NF Mastrianno - Site visit needed

Capital Projects Planning Budget to be updated as pricing received

The meeting was adjourned at 7:57PM

Respectfully submitted,
Lisa Greggos,
Secretary