

WALNUT BEACH CONDOMINIUM ASSOCIATION

Board of Directors Meeting

March 30, 2020

Zoom online meeting (due to COVID-19)

Present Online: Clare Farley, Co-President; Margaret Meisenhelder, Co-President; Lisa Greggos, Secretary; Don Sanchez, Treasurer; Judith Ruskin, Member at Large; John Hufcut of Evergreen Property Management

Unit Owners Present: none

After some technical difficulties, everyone was connected on Zoom. Board meeting was called to order by Clare Farley at 7:30 PM.

All owners had been advised of change in date for the March meeting, and the subsequent cancellation of the 3/30/2020 meeting due to COVID-19 closure of the Margaret Egan Center.

Comments by Unit Owners:

Peg Meisenhelder mentioned that the tap water temperature may be hotter since the water heater repair. She will try to get a measure of the temperature.

Clare Farley said that unit owners have complained about slow Internet and poor quality service from Optimum, (prior to COVID-19).

Minutes

The February minutes were approved as is.

Financial Review

The February 2020 financial report had been sent to the Board prior to the meeting.

There is \$8,096.37 in the checking account and \$13,589.41 in the money market reserve account for a total of \$21,685.78.

*Due to the COVID-19 virus impact and limited funds, the Board agreed to put a hold on major projects for now. Focus will be on routine monthly bills and any needed emergency repairs.

Sales updates: 89-C complete

105-B pending

Insurance

Package policy renewal downpayment of \$18,544.50 was paid. Monthly premiums are approximately \$6,800.00.

Flood Insurance premium of \$11,158.00 due on 3/31/20 has been paid.

Future Recommendations by Package Policy insurance holder (Philadelphia): fire extinguishers and patch sidewalk/driveway cracks

Landscaping

The Board signed a one-year landscaping contract with Milford Quality Landscaping. The contract start date is April 1, 2020.

Administrative

Maintenance Standards: Scheduling the meeting with our attorney is on hold for now due to COVID -19)

Fire Marshal contacted specific unit owners about fire code violations.

SCG will be doing work in our area - we will hold on gas line repairs until further notice.

Visitor parking issue(s): Being resolved.

Letter sent addressing gardening area at 105.

Materials in yard at 89-B - awaiting weather to allow for deck staining

Hallway cleaning temporarily on hold for now due to COVID-19 virus.

Walnut Beach Maintenance Report March 2020

Maintenance Done:

Impeller replacement on building 4 hot water heating system

Entry door repairs at 81,105,107

101-D furnace room door replacement

83-D doorbell repair

81-A and C bird removal from vent

73-B checked to verify structural support - is intact

Maintenance in Progress:

Maintenance to be scheduled:

75-B unit door adjustment - issue with unit owner

Furnace room doors - to be given to WMC - 78-B, 107-A, 109-B

79 deck railing- to be given to Acme Railing

77-C separation between wall and ceiling in kitchen; uneven floor

Maintenance that should be scheduled (as budget allows):

Unit 101-D - Siding on deck

Trees - pine behind 101-Pricing from WAZ Tree Service

Tree at entrance to Building 6 - pricing

Monitor condition at end of Building 4

83-D - Windows

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

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

Capitol Projects

All structural work and Capital Projects are on hold at this time. John will continue to talk with contractors regarding the brick repair project at Building 4.

NOTE: Due to COVID-19 and limited association funds, the only maintenance repairs and Capital Projects that are being scheduled at this time are emergency repairs. See above *

Comment: Since we did not have a public meeting this month due to COVID-19 restrictions, if anyone has questions or comments for the Board, please submit them to John Hufcut, and he will forward them to the Board.

Should public buildings remain closed for the April 20, 2020 meeting, the Board is exploring ways to communicate with owners effectively during this time.

Meeting was adjourned at 8:20 PM.

Respectfully submitted,
Lisa Greggos,
Secretary