

WALNUT BEACH CONDOMINIUM ASSOCIATION

Board of Directors Meeting

May 18, 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 everyone was connected by Zoom, the Board meeting was called to order by Clare Farley at 7:00 PM.

All owners had been advised of the May and June Zoom meetings, due to COVID-19 closure of the Margaret Egan Center.

Comments by Unit Owners:

- Clare and Don mentioned there was a lot of foot traffic on our beach, as well as people using our parking lot for beach access. Don suggested we have unit owners and guests bring their visitor parking cards to beach. After further discussion it was suggested that security be looked into for Memorial Day weekend. John said he will reach out to the police department regarding additional security.

Minutes

- The April minutes were approved as is.

Financial Review

- The April 2020 financial report had been sent to the Board prior to the meeting.
- There is \$4,617.36 in the checking account and \$18,590.02 in the money market reserve account for a total of \$23,207.38.
- Sales update: 105-B sold – John is sending new unit owner our information form.

- Due to the COVID-19 virus impact and limited funds, the Board continues to hold on major projects for now. Focus will be on routine monthly expenditures, small needed repairs and emergency repairs.

Administrative

Maintenance Standard:

The Board is ready to set up a zoom meeting with attorney for final comments. Unit owners will receive a Maintenance Standards after finalization.

Fire Marshal has been asked to send letters to 105-C and D

SCG planning work at the complex – no new updates

May 12 memos sent out – no response from unit owners

May 11 Email to Clare from 103-D – Unit owner was notified

John will be mailing tenants in Unit 107-A an information form for their two cars.

Bulk Pickup forms will be sent by MCCA end of May; the bulk pickup date has been pushed back to 7/12/20

Walnut Beach Maintenance - May, 2020

Maintenance Done:

107 Emergency light replacement - first floor

Entry doors at 103 and 107 - additional adjustments 109-A

gas line replacement

Maintenance in Progress:

101-D furnace room door - Update

109-A window leak - no call back to Gary from R & M Mike

Cody - Scheduling the following:

Storm damaged vent replacement

Storm damaged shutter replacement at 81B
Storm damaged seawall sign installation
Sealing around new gas line at 109A
Rick's Plumbing - Scheduling 87 plumbing leak in crawlspace
Basement Systems - Scheduling 109 Dehumidifier annual maintenance
A & S Pest Control - Scheduling inspection for ants at 73B and 73C

Maintenance to be scheduled:

75B unit door adjustment - issue with unit owner
Furnace room doors - To be given to WMC - 87B, 107A, 109B
77C - separation between wall and ceiling in kitchen; uneven floor

Maintenance that should be scheduled:

Unit 101D - Liebell - Siding on deck
Trees - Pine behind 101 - Pricing from WAZ Tree Service}
1,010.33 Tree at entrance to Bldg. 6 - Pricing}

Monitor condition of tree at end of Bldg. 4

Decks - 81D and 83D 83D windows

Capitol Projects

All capitol projects are on hold at this time pending pricing and budget development.
John received cost estimates from PAB Restoration. Currently awaiting for literature from Martin Aluminum.

Also waiting for sidewalk repair or replacement pricing. (update from last months Capitol Projects)

Brickwork project Building 4:

On-site conversation with mason contractor scheduled (urgent funding needed)

Following through with Martin Aluminum on vinyl siding option

The Meeting was adjourned at 8:15 PM.

Respectfully submitted,
Lisa Greggos, Secretary