

Walnut Beach Condominium Association, Inc.
May 23, 2022 Board of Directors
ZOOM Meeting at 6:30 PM

Attendance:

Board Members: Margaret (Peg) Meisenhelder, Co-president; Clare Farley Co-President; Lisa Greggos, Secretary; Roque (Don) Sanchez, Treasurer; Judy Ruskin, Member at Large

Felner Corporation: Jaime Polatsek, Property Manager

Unit Owners/Attendees: Isobel Clarkson 77-A, Jerry Faye and Blanche La Barbera 81-C, John Judge 87-D, Phil & Andrea Palevo 83-B, Tony Federici 89-B, Hedi Minow-Pike 101-B, Pamela Donnelly 103-D, Manya Andreone and Stephanie Howard 105-D, Arum (Bud) Stone 109-C, William and Karen Andres 73-D

Call to Order:

Meeting was called to order at 6:34 PM by Co-President Clare Farley.

Roberts Rules of Order:

Peg asked for a motion to waive official use of Roberts Rules of Order. A motion was made, seconded, and approved.

Establishment of Quorum for meeting:

There being all five board members present, a quorum was established.

Approval of minutes from previous board meeting:

A motion was made, seconded, and approved to waive reading of and to accept the February 7, 2022 minutes as presented.

President's Report:

Clare: The contractor working on crawlspace structural repairs identified deteriorating sill plates in many crawlspaces along the perimeter of exterior walls. These will be addressed with this assessment. .

Over the winter we have gotten more competitive bids on sidewalk repairs, and are focusing on replacing only the cracked and broken segments and removing tripping hazards, in order to satisfy our Insurance Company requirements. We are expecting this work will be done in two phases.

Gas piping from the meters to the crawlspaces are being scheduled with Rick's Plumbing. Owners will be notified when their unit is scheduled to be worked on. Owners will need to be home or make arrangements for someone to provide access to their units, so that service can be re-instated.

Annual Bulk Pickup for June 15: Items need to placed on grass at ends of either driveway.

Peg: The seawall signs which came down during the winter were replaced by Felner.

Treasurer's Report:

Jaime reported the balance in our operating budget is \$257,045.59, and the money market account is \$37,858.20. A total of \$205,574.67 of the \$226,000.00 in assessment money has been received to date (May 2022). The board has spent \$22,579.00 which has gone towards structural repairs in units 85 and 107. All other assessment funds are allocated for repairs as discussed in the annual meeting. The maintenance repairs are over budget due to costly emergency repairs which had not been billed prior to the annual meeting. All else is currently on budget.

Pamela inquired about financial issues, dog issues, and neighbor issues. Management and the board requested that she meet with them in executive session following the open meeting. She agreed.

Structural Repairs:

Jaime stated that a lot of structural repairs have been completed. She also has signed contracts ready for additional structural and sill work repairs, as well as a proposal for 77 brick replacement expected to be signed off in June. We have received more bids for the sidewalk repairs, and should sign a contract in a few weeks. .

Stephanie asked if HOA/Assessment fees that weren't collected are being closely monitored? Jaime replied that she monitors the incoming fees and follows up every month. She stated there were a few owners who requested alternative payment plans, which were approved by the board. All assessment monies will be collected prior to the end of the fiscal year (October 2022).

Unit Owner Comments/Questions:

Blanche thanked management for the new furnace room doors. She asked if her neighbor's doors at 81A could be added to the list. Jaime will add 81A to the next list of door replacements. We need to remind unit owners/renters when they open either beach gate, they must remember to lock it when closing the gate.

Stephanie asked for a towing number to call when people park in visitor spots without a visitor pass. Bud suggested calling the towing service up the block. Jaime said she will look into getting a local towing company in place.

Hedi asked if Zoom meetings will continue for the rest of the year. The board replied "yes" until further notice. She asked if CT has a State law to have a dog on a leash. Jaime replied, yes, except for dog parks.

The Meeting was adjourned at 7:05 PM

Respectfully submitted,
Lisa Greggos, Secretary