

WALNUT BEACH CONDOMINIUM ASSOCIATION
Board of Directors Meeting
November 25th, 2019
Margaret Egan Center, Milford, CT

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

Unit Owners Present: None

The board meeting was called to order by Clare Farley at 9:35AM.

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

Comments by Unit owners: None

Board Member Positions: Clare proposed that she and Margaret serve as Co-Presidents this fiscal year. Other positions remain as they were previously: Dan Sanchez, Treasurer; Lisa Greggos, Secretary; and Judy Ruskin: Member At Large. The proposal was approved by the Board.

Minutes:

Minutes of September 16th, 2019 meeting were approved as presented.

Draft of October 29th, 2019 annual meeting was posted on the website.

Financial Review:

The October 2019 report given to the Board.

There is \$1,131.47 in the checking account and \$53,970.00 in the money market reserve account for a total of \$55,101.47.

The Common Charge Increase Notification was mailed to all unit owners.

Unit 103-C was sold.

Administrative

Our attorney has provided feedback to the Board on changes to the Maintenance Standards. The next step is to schedule a meeting with the Board and the attorney to finalize this document.

Rental Units: Documents are complete for 83-C and 107-A. Clare will contact Cathy Farrell regarding new tenant at 103B

Discussion about Fire Inspector's request to send out the compliance form again. Board prefers to finish up remaining items (entry door closures) and send it out in the future.

Lighting Project Update: Outside fixtures were replaced with LED fixtures on Buildings 4 and 5. These lights are brighter but cost less to operate.

Capital Planning Budget

Discussion on Deferred Large Maintenance Projects Budget

Crawlspace repairs are scheduled for building 89, to be paid from Reserve account.
Truss work in attics in progress at 77C and 79D, repairs needed in 105D and 107D
Resulting interior unit repairs continue
Brick Movement and Alternatives: discussion on brick vs vinyl. John suggested a site visit for Board members to view similar condos.
John will continue to meet with contractors in December to provide cost estimates for brick and vinyl.
John is continuing to get pricing for additional items listed on capital budget.
We don't have enough pricing yet to determine amount of the upcoming assessment.
The board continues to monitor cash flow closely month by month.

Website reminder to all:

Our website is wbcamilford.com; user name is wbca; password is 73109ebway.

Walnut Beach Maintenance Report - October, 2019

Maintenance Done:

77C Main Shower Drain
107 Emergency light replaced
Storm damage cleanups re: broken limbs and tree at the end of bldg. 4
Storm damage leader repairs
Storm damage shutter repairs – some sizes ordered
Storm damage 101-C soffit over deck
Rear of 77 – Woodchuck – A & S Pest Control
Bldg. 4 hot water repairs
Leak repair between Units 87-A and 87-C bathrooms
Bldg. 5 basement window close-up
Bldg. 6 masonry crack and pipe penetration sealing
77 crawlspace crack sealing
83 rear entry concrete slab secured
Miscellaneous hallway bulb replacements
77 entry door adjustment
109 main entry broken strike plate repaired
Vandalized seawall sign replaced
Bldgs. 5 and 6 basement doors adjusted
85-A rear light fixture done by owner

Maintenance to be scheduled:

75- B unit door adjustment – issue with unit owner
85-B Gary from R & M to see owner and give input on windows
Furnace room doors – to be given to WMC – 87-B, 103-B, 107-A, and 109-B
79-D deck railing – to be given to Acme Railing
109-B dryer vent – referred to WMC
109 front entry door – door closer and sidelights
109-C window replacement facing LI Sound

GAS LINE INSPECTIONS

John will have a plumber determine where black gas pipes need to be replaced.

Maintenance that should be scheduled:

Unit 101D - Liebell - Siding on deck

Trees - Pine behind 101 - Pricing from WAZ Tree Service}

Tree at entrance to Bldg. 6 - Pricing} 1,010.33

Monitor condition of tree at end of Bldg. 4

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:

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 issues - 105-D, 107D, Exterior of 109-C

Support work under 73-B - Either contractor

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

Research attic venting where ridge vents have been removed

Capital Projects Planning Budget

Structural work in crawlspaces

Dehumidification in crawlspaces and close up existing vents

Truss work in attics

Resulting interior Unit repairs

Ventilation for roofing

Brick movement and alternatives

Window lintels

Sidewalks and provision for grilling area

Parking lots

Front entry doors and sidelights

Basement doors

Main sewer lines

Gas lines

Painting of hand split cedar siding

Deck and railing replacement

Landscaping and tree work

Board meetings for 2020:

The board agreed to meet every third Monday from January 2020 to November 2020 at 7 pm. All unit owners will receive notification of dates and times.

Meeting was adjourned at 11:16 AM.

Respectfully submitted,

Lisa Greggos,

Secretary

