

WALNUT BEACH CONDOMINIUM ASSOCIATION

Board of Directors Meeting November 16, 2016 at the Margaret Eagan Center, Milford, CT

Present: Clare Farley, Margaret Meisenhelder, Judith Ruskin, Lisa Greggos, Roque Sanchez, John Hufcut of Evergreen Management, and Beatrice Ball, Assistant Secretary

Owner(s) present: Marty Lippman, Unit 77-C

The meeting was called to order at 7:05 P.M. All unit owners had been notified of the meeting by mail and web-site posting.

Election of Officers: The Board elected the following officers:

President: Clare Farley
Vice President: Margaret Meisenhelder
Treasurer: Roque Sanchez
Secretary: Lisa Greggos
Member at Large: Judy Ruskin

Comments from Unit Owners

Bea Ball, Unit 73-B, said that the banging in the cellar below was increasing to all day. John said that the plumber had not found the problem but he will call him again.

Vito Sesto reported that Optimum cable was improperly installed. John will call them.

Reports:

The minutes of the September 20 meeting were approved as presented.

Minutes for the October General Meeting will be sent to the Board for review when they are ready.

Financial Report

John reported that we had \$5,479.63 in receipts, \$52,408.69 in our money market fund for a total of \$57,888.12.

There are a few outstanding charges/fees which will be discussed in Executive session.

John explained that Webster Bank manages many of his condominiums. Webster bundles our accounts with his other condo accounts; however, the accounts which are bundled in groups of three are not shared in any way. This saves money in fees.

Rules and Regulations: Rules and Regulations prohibiting renters from having pets is still being looked at. The Board will discuss this further at a later date.

87^B

Postal Delivery: John has had a problem with the delivery of common charge checks and he will take this up with postal delivery.

Maintenance:

In Bldg. 6 Unit 105-B has been sold and the new owner has told John that he intends to resell it. There are other owner/tenant changes which John will report when finalized.

John sent a letter to the owner of 85-A regarding deck staining and the staining was done.

Additional tree work was done at the end of Bldg. 4.

Hallway repairs at 109 were done and the railing was repainted.

Squirrels were removed from unit's 87-C, 89-D, and 109.

There was an additional bulk pick-up at Bldg. 4.

Unit 77-A water remediation and interior leak repair were done.

Unit 109-C mail box lock was repaired.

101 doorway knob lock was repaired.

A broken drain cap was found on the sidewalk behind Bldg 6. This was replaced.

Landscaping cleanout at front of 85-A was done.

Furnace room door at 75-D was replaced.

The insulation in 89 basement was replaced.

Unit 87-B shutter was replaced.

77 rear gutters were checked for clogs.

The skunk reported at 87 was not found.

The exterior front light at 107 was repaired.

87 first floor hallway light was repaired.

Unit 79-A shutters were re-installed.

Milford Quality Proposals:

The shrub cut back proposal was discussed.

Pricing for resetting of corrugated wells is to be submitted.

The snow removal contract is priced the same as last year.

Seawall

We are waiting to hear from contractor when this work will be done.

Work being scheduled

DiCocco: Sidewalk repair at 89 will be done within 10 days.

Window lintels at Bldgs 6 and 4

Concrete repair at end of Bldg 6 will be done within 10 days. This is a carry-over from last year.

DSR: 77-B and 79-B leak stains

Deck repairs at 73-C and 73-B Check deck flashing at 109-D for leak onto 109-B

Deck shingles on the 109 units should be flashed.

Milford Quality

Curbing removal and seeding at end of lot: should hold on this until spring of 2017.

Repair of fencing at Bldg.6.

WAZ Tree Service

Removal of dead tree at seawall will cost \$1,200. The Board agreed to do this.

R&M

109 rear trim above windows has a leakage problem 109-D rear ceiling trim.

109-A has a leak in the front of the unit and the brick sealing

Mike Fedorko

Repair/replace furnace doors 77-B and 105-C

Projects to be priced for next Budget year

Boiler replacement – Bldg. 6. Rick's Plumbing has quoted \$22,473.23. John will request references.

United Sewer and Drain Cleaning -Bldg 4 sewer line replacement will cost \$11,760. Hold and monitor

Furnace room doors, basement doors, main front doors, and sidelights should be replaced with higher quality doors.

Mailbox replacement – hold

Window lintels preparation and painting

Work to be scheduled

77-C has sheetrock cracks in the living room and bed room and water remediation. There is also a deck problem. These will be done next year (per owner)

79-D requires interior repairs when owner is ready.

The meeting adjourned at 7:00 PM.

Respectfully submitted,

Margaret Meisenholder for Lisa Greggos, Secretary