

WALNUT BEACH CONDOMINIUM ASSOCIATION
Minutes of Board of Directors Meeting January 20, 2015 at the
Margaret Egan Center, Milford, Ct.

Board Members Present: President Richard Gaudette, Vice President Clare Farley, Secretary Margaret Meisenhelder, Treasurer Michael Carrington; Member at Large Judith Ruskin; John Hufcut, Evergreen Management, and Beatrice Ball, Assistant Secretary

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

President Richard Gaudette called the meeting to order at 7:01 PM, announcing that all unit owners had been notified of the time and place of the meeting.

Comments from Unit Owners:

Marty Lippman mentioned that he has water leaking out of two plumbing fixtures. John said the plumber has been notified. He may need to shut the water off for the entire building when he comes. Residents will be notified if this is necessary.

Bea Ball requested up-date on removal of dead shrubbery. Discussion was held until later in the meeting.

Financial Report

All five Board members are now signers on our savings and checking accounts.

The fiscal year tax returns were completed by the accountant and mailed.

The trash rebate will be coming in shortly.

The insurance renewal appears to have been increased by 10%. Final price is pending.

Absentee Owners:

Seven units are now being rented.

Adam Kuhr's latest lease is for six months with a six-month option to re-rent. If the option is not picked up, rental to another party would not be permitted for another six months.

Marty Lippman is considering renting one of his units and requested a copy of the rules and regulations regarding rentals.

The Stone unit has been rented and the management fee paid.

It was noted that renters are not meeting with Board members as required prior to moving in. John will send absentee owners a memo reminding them what is expected of them and their renters.

Members of the board requested copies of rules and regulations regarding rentals in order to review for possible updates and changes.

Dick, also, needs updated information on expiration dates of leases.

Maintenance:

John presented the Board with a draft memo requesting residents notify the gas company directly when they suspect a gas leak/smell gas. The board concurred. This notification is necessary as a resident recently contacted Evergreen rather than the gas company to report a gas leak problem. This was the second time this has happened recently.

A memo will, also, be sent reminding tenants that all non-flushable products should be disposed of in our waste containers and not in toilets. This is the result of Building 4 clogged sewer lines which caused sewage backup in first floor units as well as the crawl spaces.

Also, tenants need to be reminded that food items cannot be left on the patios, as they are attracting animals and rodents.

Bldg 5 basement: Residents have been storing things outside of the storage units.

Bldg 5 Boiler: The vendor has agreed to hold the price of the proposed hot water boiler for Bldg. 5. The present boiler is currently working well now; therefore, the Board agreed to have the boiler installed in the spring in order not to disrupt the system during the cold weather. The basement door will, also, be replaced at that time.

The wave ventilation system for crawl spaces was discussed. (Ref: Bldg 77 previous discussions regarding basement odor).

Repairs:

The 89 exterior door lock was repaired.

Front doors 75, 77, and 79 were repaired. Rear doors 73, 75, 79, 81, 83, 85, 101, 105, and 109 were repaired.

Squirrels were removed and screening installed at the doorway 73 area of Bldg. 4.

Interior faucets for 77-C and a drain leak in 81-B are scheduled for repair.

Front flashing at 81-83 was repaired.

The Bldg. 6 dumpster has been inspected.

Landscaping:

Removal of dead trees will be scheduled as weather permits and after insurance renewal down-payment cost is known.

Bea Ball said that the front of Bldg 5 has the unattractive gas meters and piping exposed and suggested the Board consider installing decorative panels in front of them as Beachside Condominiums has done. The Board members said they would look into it. This would simplify landscaping.

Other maintenance:

Other maintenance scheduled depends on weather and/or cash flow. These include corrugated widow wells for Bldg. 5 and 6; interior repairs and exterior furnace room vent for unit 89-A; deck railings for 79-B, 81-D and 105-A; interior repairs for 79-D; additional window leakage investigation; and deck replacement for 73-C (owner can install teak).

A letter was received from Ed Martin containing suggestions which Judy suggested should be added to the memo John is sending out. The Board agreed.

Respectfully submitted,

Margaret Meisenhelder, Secretary

cc: Board of Directors
John Hufcut