

Walnut Beach Condominium Association, Inc.
September 19, 2022 Board of Directors
Budget Meeting at 6:30 PM
Margaret Egan Center, Milford CT

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 and Mathew Felner (via phone), Property Managers

Unit Owners/Attendees: Jerry Faye and Blanche La Barbera 81-C, Phil and Andrea Palevo 83-D, Consuela Sanzano 85-C, Ed Steinerts 87-C, John & Monica Judge 87-D, Renee Eickholt and Gloria Strazza 89-D, Manya Andreone and Stephanie Howard 105-D, Adam Kuhr 107-A

Call to Order: Meeting was called to order at 6:41 PM by Co-President Clare Farley.

Robert's Rules of Order: Peg asked for a motion to waive official use of Robert's 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 August 8, 2022 minutes as presented.

A notice of passing of Virginia Lombardi longtime resident and unit owner of 107-D:

Virginia was a former board member and active in helping Jerry and Blanche set up annual condo picnics as well as tag sales. A celebration of her life will be held by her family on Sunday October 23rd between 1:00 PM and 3:00 PM on the common area between buildings 5 and 6.

Complaints: Peg reported receiving complaints concerning parking lot speeding. A reminder that maximum speed limit is 10 mph will be sent out by management.

A dog biting incident had been reported by an owner. A meeting was held with the Board and the owner of the dog involved. Reminder of the condo requirement that all owners and visitors dogs must be controlled on leash at all times will again be sent out.

Upcoming elections: Unit owners interested in running for the board or owners nominated by someone else with their consent are to send their name and resumes/bios to Jaime, via email, fax or mail. The due date is September 23, 2022. Although nominations are accepted from the floor, it is less cumbersome if they are received prior to the Annual Meeting. The General Meeting is scheduled for Oct. 25, 2022.

Condensation lines: Peg mentioned that problems with two air-conditioner condensation lines caused considerable damage to three units. The Association suggested it may inspect all condensation lines as a one-time courtesy this fall. Maintenance Standards require that air conditioners

including condensate lines, dryer vents vented to the outside, and furnaces must be serviced yearly. Maintenance Standards will need to be changed to add no-later-than completion dates. A proof of receipt must be available. If a unit owner is not in compliance, the owner will be liable for damages.

Presidents' Report:

Old Business: Clare stated that a good amount of work has been completed with the current assessment monies, which the board understands was financially stressful to all. She noted that there is some funding available from this current assessments for remaining projects - structural repairs, window work, sidewalks, and wall cracks resulting from sill repairs.

Site Walk through:

The board, Felner, John Judge and Ed Steinerts did a site walk through last Wednesday to assess property issues. The issues and problems were discussed as well as the goals of determining actions, solutions and time lines.

Document Upgrades: The need for document updates was discussed.

New Business:

Treasurer's Report:

Clare reported the balance in our operating budget is \$205,654.61, and the money market account is \$37,860.74, for a total of \$243,515.35 as of August 31, 2022.

Managers' Report:

Work on the property: Jaime stated that structural crawlspace repair was completed as well as sill plate repair work which rectified some of the unit's leaky windows. The units worked on were 75, 77, 79, 83, 85, 105, 107, and 109. Other units that still need to be inspected are 81 and 87. Window frames of Bldg. 85 were repaired and caulked.

If there are interior cracks, owners should put in a maintenance request via the Felner Portal or email Jaime. She will have someone look at the cracks to determine cause.

Three front doors have been replaced, requiring sill plate repair work.

Jaime stated that not all of the monies for the assessment have come in, as some requests had been made for payment plans. The amount spent on the assessment projects is \$100,409.83. A remaining balance of \$64,000.00 is committed for structural repairs, window repairs and additional sidewalks.

Owners Concerns:

Safety concerns were mentioned regarding sidewalks at Bldg. 5. They will be addressed after sidewalk in front of Bldg. 4 are resolved.

Connie Sanchez mentioned unsafe area near 5 mailbox needing a handrail.

Jerry Faye questioned the need for updating association documents. Matt Felner responded that there were multiple reasons this is needed, beyond insurance issues.

Jerry asked if Viniczay was Felner's contractor, and Jamie stated that Viniczay was introduced to us by a unit owner, Bud Stone. Matt added that Felner's people that we see on-site only do maintenance repair work; they do not do any work requiring licensed plumbers or electricians. Monica Judge stated that the contractor that we chose (Viniczay) has a very good reputation.

Maintenance requests from unit owners are covered by the association unless they are owner responsibility.

Budget: Jaime stated that the Board and Management Company met to discuss the projects that needed to be addressed prior to this budget meeting. Jaime and Matt mentioned the possibility of a loan which is a line of credit to cover costly projects due in the next five years. Matt explained the process and had looked into bank rates. He, also, discussed amortization and the fact that the association would only pay interest on the money as it is used. Jerry pointed out that 75% of unit owners approval would be needed to approve a loan.

John Judge stated that we have yet to define the scope of work. The board will decide what is necessary in the short term and long term, and what is aesthetics. What we do know is that there is value in our condominium association and location.

Regarding an association loan, Peg stated that if we were to even consider a loan, we would want to discuss it at an owners' meeting with bank representatives present.

When asked about the next step, Clare reiterated that the next step is to make a comprehensive list of needs, prioritize them and make a responsible fiscal plan for the future.

The meeting was adjourned at 7:41 PM
Respectfully submitted,
Lisa Greggos, Secretary