

WALNUT BEACH CONDOMINIUM ASSOCIATION
Board of Directors Meeting of January 19, 2016
at the Margaret Eagan Center, Milford, CT

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

Condominium Owners Present: Marty Lippman, 77C.

Comments from Unit Owners: Marty Lippman said that the room he had built in the cellar had been emptied except for a TV which will go into bulk pick-up. He expressed concern that the posts under the main beam could cause sagging of Isobel Clarkson's flooring above if removed. John will have a Mike Fedorko inspect the room and determine if the posts should remain when the room is dismantled. The room will be dismantled at Mr. Lippman's expense.

Proof of Meeting: All unit owners had been notified of the time and place of this meeting.

The meeting was called to order at 7:00 P.M. The minutes of the November 17, 2015 meeting were approved with the addition that it had been agreed at the meeting that board members would retain the same positions as they held last year.

December Financial Report: There is \$9,850.82 in our checking account and \$29,946.00 in savings. We have transferred \$1,000.00 to Webster Bank. The \$9,850.82 will be transferred from Milford Savings Bank to Webster Bank. In closing the Milford Savings Bank's accounts, we are required to leave a small balance with them until we are certain that all checks, etc. have cleared.

John explained how Webster bundles accounts (ours with other accounts managed by Evergreen) in order to avoid fines for overdrafts, etc.

Only one signature is required by the bank on checks; however, our By-Laws require two signatures on all checks.

Insurance Claims: John received a call from Nationwide Property and Casualty advising that the monies claimed against Unit 109-D will be forthcoming.

Unit 101-C's insurance carrier has paid for damages incurred.

Insurance: Our insurance renewal is due 2/1/16 and we are waiting for Philadelphia's figures to come in.

Miscellaneous:

Doorway 85 has exercise equipment stored in the hall closet which no one is claiming. It was suggested that the closets be locked; however, contractors and utility workers need access. Locking the entrances to the attics was discussed but no decision reached.

Hoffman has sent us a preventive maintenance proposal for our furnaces which John will ask our plumber, Rick, to look it over and advise.

The mailman has requested a key to the hallways in order to leave packages inside the buildings rather than outside on the front stoop. The Board agreed to make a key available.

John received an urgent call from 89 expressing concern that someone unknown was using a hall key. It was mentioned that some previous board members have keys to entryways which should be returned.

105 plumbing problems: There should have been a pan under the tub; there was none. They are insured but should have consulted management.

Arum Stone of 109-C called John because he thought the new washing machine on the floor above was causing problems. John checked and confirmed that it was the machine.

Bulk Pick-up: Bulk pick-up is now once a year. It was noted that some residents may have items to discard that they are not able to lift/move by themselves. It was suggested that help/assistance might be offered for the next bulk removal.

Recycling Rebate: John received the application for the recycling rebate.

Maintenance Work:

Gutter/leader cleaning has been done.

The 105-C and 89-A furnace doors have been replaced.

85 front entry door was repaired.

Unit 107-A: Front living room and bedroom windows were replaced.

Unit 107-B toilet flange was replaced.

The 89 Front main entry door knob was replaced and adjusted.

The source of leakage from 73-C into 73-C was found and corrected.

Doorway 89 reported squirrels in the attic, but none were found. However, squirrels were found in 85 where they getting in through the soffit.

Doorway 89 main entry door knob was replaced and adjusted.

Bldg 4 circulator, impeller, pump and hot water switch were repaired.

Unit 105-A: The water valve was replaced. (There was work done which had not been disclosed).

John is investigating leakage problems with Units 101-D, 109-C and 89-B.

Roof vent replacements at doorways 73 front and 85 rear are being handled by Air Specialties.

Projects as Cash Flow Permits:

Bldg 6 hot water boiler will be discussed in the spring.

One more sidewalk for an area at 89 by DiCocco Construction

Units 77-D, 73-C, 85-A, and 85-C require patio deck repairs.

It was decided not to remove the dead tree at the beach steps at this time.

Crawlspace insulation was installed at 105. John is looking for a contractor who will repair and replace missing or hanging insulation in other crawlspaces.

Furnace room doors, basement doors, and main front doors with sidelights are being investigated by John. He will meet with the contractor working for the Walnut Beach Apartments to discuss this.

New mailbox units are needed.

Window wells will be reset as needed.

A landscaping plan for the front of Bldg. 4 is needed.

Work Scheduled Based upon Cash Flow:

Commercial gutter/leader for the rear of 77: Homa?

Bldg. 6 window lintel issue: Homa or DiCocco

There is a window issue with Unit 79-A

Unit 77-C has cracks in the sheetrock in the living and bed rooms

Unit 79-D requires interior repairs which will be done when owner is ready.

Unit 109-D deck wall will be investigated for insulation. DSR will look at this.

The meeting was adjourned at 8:45 PM.

Respectfully submitted,

Margaret Meisenhelder, Secretary