

WALNUT BEACH CONDOMINIUM ASSOCIATION
Board of Directors Meeting of February 23, 2016
at the Margaret Eagan Center, Milford, CT

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

Absent: President Richard Gaudette

Condominium owners present: Marty Lippman, Unit 77C

At 7:01 PM Vice President Clare Farley called the meeting to order

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

Comments from Unit Owners: Marty Lippman said that the shrubbery at his rental unit, 75B is practically falling down.

Concerning the room in the unit 77 basement, he asked John if just the walls were coming down. As discussed previously, the posts may need to remain. Our contractor will look at the room and advise. Clare stated that electrical, also, needed to be removed.

An old TV is still in the space and will be removed when the next city pick-up of large items occurs.

Marty, also, re-iterated what he had reported last month regarding hearing squirrels in the attic.

Peggy Meisenhelder said that residents need to be reminded not to feed squirrels and birds. John will address the issue immediately in a letter to residents of Building 4.

The minutes of the January 19 meeting were approved.

Financial Report: At the end of January there was \$1,435.30 in our account at Milford Bank which will be closed when all checks have cleared. Our savings account at the Milford Bank has been closed and funds transferred to Webster.

Refuse rebate: Our \$7,020.00 refuse rebate was received and deposited on February 16.

Unit 109D: The insurance adjustment on Unit 109D was received and deposited February 16.

SCG Rebate: SCG Co. has advised that rebate funding has been established, and we will receive a rebate for our Bldg. 5 energy-efficient boiler (Estimate is \$1500.00.).

Electric generation rates: John signed at .0725 per kilowatt hour contract with Perigee through Levco as broker. Twenty (20) billing cycles (months) are locked in. This is a reduction from our previous rate of .107358.

Insurance: Our package policy through Philadelphia has increased 10% from \$53,431.00 to \$58,755.00. Our umbrella policy has increased to \$907.00 from \$898.00. The D & O is \$1,247.00 , from \$826.00

Our new flood insurance policy through Selective has been raised to \$10,351.00 or an increase of about \$1000.00 per building.

Signage: Seawall signs are to be ordered.

Furnace maintenance: John will ask Rick's Plumbing to look at our furnaces and advise on a maintenance contract. We have previously received a proposed contract from Hoffman Fuel.

Unit owner/resident notices: John passed out to the Board members a notice which will be posted for unit owners and residents. He asked them to look it over for their thoughts. Suggestions included not entering the attic, storage of equipment in the furnace room, and the possibility of fines for violation. Also suggested were 'no smoking' signs in the hallways.

Documents: John passed out to the Board members a set of our condo documents which includes rules and regulations.

Hall door painting: John asked the Board if the responsibility for painting unit entry doors was the owners or the Association's. Members of the Board stated that hall door painting had been done by the Association in the past.

Miscellaneous:

The front door of 109 doesn't close properly. Clare thinks the threshold plate is causing the problem. The squirrels in the 85 attic have been removed and the opening closed. 101D interior leak was repaired.

Projects as Cash flow and Weather Permit:

Bldg 6 hot water boiler

DiCocco Construction: one more sidewalk area at 89

Deck repairs 73C, 77D, 85A, 85C

Dead tree at beach

Crawl space insulation at 105 is done; seeking contract for remainder

Furnace room doors; basement doors; main front doors and sidelights

New mail box units

Window well re-setting as needed

Landscaping plan for front of Bldg. 4

Scheduled work based on cash flow:

Commercial gutter/leader for rear of 77 – Homa?

Bldg 6 window lint issue – Homa or DiCocco

Cracks in 77C sheetrock in living room and bedroom

Repairs to 79D when owner is ready

Possibility of deck wall insulation at 109D

The meeting adjourned at 7: 34 PM.

Respectful submitted,

Margaret Meisenhelder, Secretary

cc: Board of Directors

John Hufcut