

Walnut Beach Condominium Association, Inc.
April 2021 Board of Directors ZOOM Meeting
April 19, 2021 at 7:00 PM

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:

Matt Felner and Nick Bragano, Felner Property Managers; and, Jaime Polatsek, Executive Assistant

Unit Owners/Attendees:

Susan Kelly 73-C, Karen Andres 73-D, Isobel Clarkson 77-A, Marty Lippman 77-C, Jerry Fay and Blanche LaBarbera 81-C, Monica and John Judge, John Delaney 85-B, Stephanie Howard 105-D

Call to Order:

Meeting was called to order at 7:03 PM by Co-President Clare Farley

Roberts Rules of Order:

A motion was made, seconded, and approved to waive official use of Roberts Rules.

Establishment of Quorum for meeting:

There being all five board members present, a quorum was established

Approval of minutes from previous board meeting:

Margaret called to approve the minutes of the March 22nd, 2021 board meeting. A motion was made, seconded, and approved to waive reading of and accept minutes as presented.

Presidents Report:

New Owner:

Clare reported that the board and management had had a Zoom meeting on April 19, 2021 with the unit owner **Steve Berube of 83-C** and Ramona Strang the new tenant. Ms. Strang had received a copy of the Rules and Regulations prior to the meeting and did not have any questions. She signed the acknowledgement form indicating receipt and agreement with the documents. Her expected move-in date is May 1, 2021.

Request to Investigate Basement in Bldg. 4:

Both Co-presidents investigated the condition of Bldg. 4 as a follow up to Felner's report and an owner's second complaint. They found it in good condition. There was no presence of leaks, standing water or mildew. There was a small amount of leaves and debris on the floor.

They swept the leaves into one small pile. The only ongoing problem is the telephone/cable wires which Frontier has been addressing. There is a small cracked window which Felner will address.

Summer Protocol Reminder:

The board reminded unit owners as summer approaches to follow rules and regulation guidelines. Owners should contact Jaime regarding social gatherings as well as notifying their neighbors. We are trying to eliminate multiple unit owners planning to use the same space. WBCA will still need to comply with CT mandates regarding summer gatherings, etc.

Birds and Animals:

Reminder not to feed animals and birds, per rules and regulations. There have been numerous complaints regarding animal waste, bird droppings on patios and sidewalks, as well as health concerns. Pest control has already been called three times this year remove animals underneath patios.

Trash and Debris:

Peg mentioned that we have recently had to pay extra for pickup and removal of large items (bi-fold closet doors, Christmas trees, etc.) which the hauling company would not remove. Extra pickups were also required because of recycling dumpster overflow, mainly due to large boxes not flattened or broken up. NOTE: Large items as well as construction debris are not part of regular pick and need to be taken to the Milford Transfer Station.

Hallway Storage Violations:

There have been recent complaints about common hallway storage. **Reminder: Per the Fire Marshal, nothing is to be stored in any common hallway, and only pictures are allowed on hallway walls.** The Fire Marshal indicated that he will continue to monitor violations and notify owners/tenants in violation, as well as to issue appropriate fines.

Keys to New Gate:

If anyone needs keys, contact Jaime via email and she will contact Clare or Peg who have extra keys.

Response from the Mayor's Office/Police Department:

WBCA has not received further updates regarding safety and security issues. John Ball, president of Beachside has spoken to Chris Saley regarding the front lawn fence. At this point the city is talking to three fence contractors. We will follow up in a couple of weeks.

Seawall Signage:

It was reported a family climbed down the rocks after not being able to access our locked gate. The board suggested the need for more signage on the seawall regarding climbing down rocks. Owners and tenants should be sure to keep the gate locked.

Treasure's Report:

Matt Felner stated there is \$122,167 in the checking account and \$37,850 in the money market reserve account for a total of \$160,017 as of March 31, 2021.

Budget Concerns:

Matt reported that we are tight with repair maintenance, due to small emergency repairs and major plumbing/sewage emergency work completed in buildings 4, 5 and 6. Management will continue to monitor maintenance spending. Administrative costs are under budget. Insurance, Landscaping and Utilities are on budget. NOTE: many small repairs have been on hold until they can be funded.

Old Business:**Follow-Up to Last Month's Owner Request to Eliminate Rentals:**

Elimination of rentals was discussed in Executive Session prior to this meeting, and the board decided to table the request at this time. This is a by-law change which would require a super-majority of unit owner approval, as well attorney input. It would be an expensive and lengthy procedure. Other updates to our by-laws and regulations are needed; and, these should be done at the same time, and would need to be planned and budgeted for.

A motion to table was made, seconded and unanimously approved.

Insurance Claim 101B:

Matt reported that the two insurance companies (the master condo insurance and homeowners insurance) are working out details on the January claim. As soon as payment numbers are reconciled, repair work in basement 6 will begin.

New Business:**Landscaping:**

The board met in Executive Session prior to this meeting to discuss landscaping bids from MQL, Paradise Landscaping and Shannon Landscaping. The board agreed unanimously to accept Paradise Landscaping's proposal. Therefore, a motion was made, seconded, and approved to accept the switching of landscape companies from MQL our previous contractor to Paradise Landscaping.

The board stated that the contract would be for landscaping only. The snow removal contract would be put out to bid later in the season.

Opt-In Mailings:

Jaime will send a notice asking for names of owners interested in electronic communication rather than mailings. This an initiative to cut administrative costs. To proceed the unit owner would need to go into the Felner portal and check off "YES" to opt-in electronic notification.

Unit Owners Comments:

Marty:

Gate was left open three times and he locked it.

The board will have to put signage to remind everyone to keep gate closed and locked.

Recycling bin tops are too heavy to lift.

Jaime will call the dumpster company to look for a solution.

Sidewalk repair.

A patch and repair contractor submitted a reasonable bid, but our major problems would not be solved. The board will continue to look for a reasonable solution especially for

Bldg. 4.

Cars in parking lots should be locked at all time.

Blanche:

The lower branches on all front yard trees needed to be trimmed/cut down.

Information will be passed on to Paradise Landscaping for cost estimate.

Also, reported that her garden hose was taken off unit 81.

Susan:

Will the new landscaping company not use chemicals that will harm animals?

We have been told that Eco-friendly chemicals are twice as costly and not as effective.

The board will research further with the new landscaping contractor.

Basement 4:

Updated as was previously discussed in meeting under Old Business.

Isobel :

Will cleaning people put out the garden hoses.

Jaime will make a call and inquire.

Discussion on internet service and telephone service with all carriers.

There are problems with crossed wires, damage done during sidewalk construction and wires connected to Beachside. An electrician may have to look at problems. Frontier has been on site numerous times.

The Meeting was adjourned at 7:53 PM

Respectfully submitted,
Lisa Greggos, Secretary