

WALNUT BEACH CONDOMINIUM ASSOCIATION
Minutes of Board of Directors' Meeting of April 21, 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

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

President Gaudette called the meeting to order at 7:02 PM, announcing that all unit owners had been notified of the time and place of the meeting.

Comments from Unit Owners: Clare Farley said that the new driveway apron at Bldg 6 was cracked and the new front doors are rusted. John said DiCocco Construction did not know why the driveway apron cracked, but he will make good on it.

The minutes of the March 24, 2015 meeting were approved.

Financial Report:

John reported \$9,164.57 in the checking account and \$28,946.91 in the savings account, making a total of \$38,111.48. (This total does not include bills John picked up this evening, and which will be included in next month's report).

Insurance: There was an increase in our regular insurance policy. We spent \$54,751.84; we were budgeted for \$50,000.00.

The projected year-end balance is \$37,930.91. Between income and expenses we anticipated \$14,000.00 to spend on repairs and/or improvements. General repairs is budgeted for \$20,000.00.

Snow removal: Cost was \$26,441.72 versus our budgeted amount of \$20,000.00.

Bldg 5 Boiler: The balance due on the Bldg 5 boiler installation has been paid, and John is working on the rebate paperwork.

Assessment: Since we are \$20,195.33 over budget Dick suggested that we have a 15% assessment on common charges starting in June and payable in lump sum or in three monthly payments. A motion was made by Michael Carrington and seconded. The motion passed unanimously.

Units 109-D, 109-B: Repair work is scheduled for the week of 5/4/15 and will cost \$9,000.72. Since we have not received requested information from the owner of 109-D, John will draft a letter for Board approval. If the subsequent letter does not produce results, the matter should be put into our attorney's hands.

Condo Sale: The closing of Helen Pariza's unit 81-C has been pushed back to April 30. The new owner wants to change the kitchen window as has been done by other unit owners in the past. The Board approved the change.

Maintenance:

New concrete entry steps were installed at doorway 105.

Termites will be treated at 103-D by Mike of Apex and will cost \$800.00 plus tax.

The bait stations for rodents were re-filled.

The 105-A railing was replaced. Deck railings for 79-B, 81-D, and 107-A require work.

The 87-D mailbox was repaired for now according to the contractor.

Bldgs 5 and 6 corrugated window wells will be installed in the spring.

Unit 89-A interior repairs and exterior furnace room vent repairs seem O.K.

Unit 89-B window leakage should be checked.

Unit 77-C reported cracks in sheet rock in living room and bedroom over windows.

Units 79-B, 79-C (has seals missing), and 79-D (interior repairs) need to be checked.

Unit 85-A has reported a hole in the deck.

Unit 81-B has requested removal of a shrub that is blocking the view of the water.

Unit 73-C: Susan Kelly had reported a gas leak. John explained we have two types of gas lines. At some time a separate flexible hose was installed which is now causing a problem.

Marty Lippman reported finding the trap door near the hallway of doorway 75 open.

Other projects for spring include: miscellaneous painting, research on 77 basement, new basement doors for Bldgs 5 and 6, roof vent replacements, concrete and asphalt heave repairs, tree work, and Documents revisions.

The meeting adjourned at 8:12 PM.

Respectfully submitted by Margaret Meisenhelder, Secretary

