

WALNUT BEACH CONDOMINIUM ASSOCIATION
Minutes of Board of Directors Meeting August 19, 2014 at
Margaret Egan Center, Milford, Ct.

Board Members Present: Richard Gaudette, President; Clare Farley, Vice President; Vito Sesto, Treasurer; Margaret Meisenhelder, Secretary; Judith Ruskin, Member at Large; John Hufcut, Evergreen Management, and Beatrice Ball, Assistant Secretary

Condominium owners present: Marty Lippman, Unit 77-C

President Richard Gaudette called the meeting to order at 7:00 PM, announcing that all unit owners had been notified of the time and place of the meeting.

Comments from Unit Owners:

Marty Lippman wanted to know when the door latches (doorway 77) will be fixed. John said this would be done within the next month.

Bea Ball asked about the status of dead trees and shrubbery removal. John said this would be discussed later during the meeting.

The minutes of the July 22, 2014, were approved.

Financial Review: Our checking account has \$12,845.99 and our savings account \$29,389.29, giving us a total of \$42,235.28. Only one unit owner has not paid the assessment. John send a letter to him.

Nominations for the Board: Peggy has mailed out the request for nominations to all unit owners. Responses are due by September 15th.

Sidewalks: Chris Saley called to say he had lined up DiCocco Construction Co. for us. Dick met with Mr. DiCocco and then John spoke to him via telephone.

DiCocco subsequently submitted a quote for (“about”) \$24,480.00 including taxes. (The driveway apron would be installed in two sections to allow entry and exit to and from the parking area during construction).

Clare said she would like a statement added to the quote that the City approved the type of installation and monolithic pour proposed. Judy asked if there was any type of guaranty on the work. John said there were no guarantees on cement work. Dick Gaudette motioned that we accept DiCocco’s bid pending verification that it meets City specifications as well as a stated “final” price. The motion passed.

Bldg. 5 Boiler: John has another boiler price expected from Rapid Plumbing. John has not yet heard from the gas company on how much of a rebate we would be getting on an energy saving boiler. He has three quotes coming in.

Painting: John did an inspection with Todd, of Wizard Painting, and requested prices on painting the front door and side panels. Quotes are, also needed for the rear doors of Bldg. 4 ; the columns at the first two sections of Bldg. 6; and, the wrought iron rails at the front doors.

The header over the window of the Wright unit needs to be repainted. The vinyl siding in the front of Bldg. 5 has come loose and needs repair.

Dead tree, shrubbery removal: Chad’s Tree Removal has quoted a day rate of \$1,800 to remove the dead trees and shrubs in back of Bldg. 4. He feels this work could be done in one day.

Landscaping: The area around the Harris’s unit is very barren and requires replanting. John will obtain prices.

Doorway 77 Basement Odor: John received E-mails from two residents of doorway 77 complaining about the basement odor. Also, insulation has fallen out or is hanging from the ceiling.

John discussed some of the causes of musk and mildew. From his experience at Beachside, John said this would be expensive to correct. John will investigate and obtain quotes where applicable.

Document Revisions, John stated the need to review condominium documents to bring them into conformance with the Common Interest Ownership Act. He suggested the board look at Milford Beach Condominiums recent changes to their documents.

Document changes would be reviewed by the board and our attorney. The attorney would assist the board in setting up any revisions to the rules and regulations and maintenance standards. Changes would then be presented to and voted on by the association.

Maintenance up-date:

Widow wells: The corrugated window wells require replacement.

McBride Unit 87-A: Jean's son-in-law repaired her furnace door. This no longer requires maintenance.

Unit 89-A will be vacated at the end of the month and repairs will be scheduled.

Unit 73-A Repairs: Pending remodeling which is expected to start soon.

Unit 83-C has a broken deck problem.

HPS Light Fixture Repairs: 75, 81-89, 103

Breaker replacement: 87/89

Bldg. 5 Basement Door Striker Plate Repair: The door needs replacement.

Unit 101-A request for the owner to replace two double hung windows: John contacted the contractor who has the necessary paperwork.

Respectfully submitted,

Margaret Meisenhelder, Secretary

Cc: John Hufcut
Board of Directors