

WALNUT BEACH CONDOMINIUM ASSOCIATION
Board of Directors Meeting
August 19th, 2019
Margaret Egan Center, Milford, CT

Present: Clare Farley, President; Margaret Meisenhelder, Vice President; Lisa Greggos, Secretary; Don Sanchez, Treasurer; Judith Ruskin, at Large Member; John Hufcut of Evergreen Management

Unit Owners Present: None

The board meeting was called to order by Clare Farley at 7:00 PM.

All owners had been advised of the time and place of the meeting via mail and website.

Comments by Unit owners:

None

Minutes:

Minutes of July 15th, 2019 meeting were approved as presented.

Financial Report:

There is \$10,226.34 in the checking account and \$36,835.46 in the money market reserve account for a total of \$47,061.80.

Financial Review:

The July 2019 report was sent to Board members.

Financing Deferred Large Maintenance Projects

The Board continued discussion of much-needed repair work and improvements and how to finance them. Deferred large maintenance projects include crawl space/structural work (repair or replacement of center beams), brick movement repairs, window lentils, new sidewalks, driveway repair or replacement, gas line replacements, main sewer line repair or replacement, main entrance and basement doors, much painting, cosmetic and landscape work, etc. all of which negatively affect our resale property values, and the desirability of our units. The Board is preparing a comprehensive list with cost estimates and hope to invite owners to a meeting in September for discussion. Financing is yet to be determined, depending upon if the work is done in phases or as one project. It could be an assessment or a bank loan. The board prefers an assessment which would avoid interest charges which a bank loan would impose. This is, however, still open to further review. Rough cost estimates are nearing \$300K, which could require an assessment of \$5-6 K per unit. Costs have not yet been firmed up; however there is a substantial amount of work needed.

Cash flow is being monitored closely month by month.

Complaints:

Owner complaints were received concerning dog size in one unit and parking violations. The board will address.

Fire Department:

We understand that the fire department was back-washing a fire hydrant for an event related to a beach park event, and that is why some unit owners and tenants may have noticed brown water from coming from faucets. Seems to be all clear now.

Gas pipes:

A unit owner called the gas company last week because of a gas odor. The gas company service technician asked the unit owner to tell the board that many of the gas pipes into the units need tube replaced as they are badly rusted, and should be replaced. The gas company no longer maintains piping that goes inside a dwelling. The board is preparing to include this work in upcoming deferred maintenance plan. John is having a contractor look into it.

Administrative:**Maintenance Standards:**

Maintenance Standard draft done by the Board. John sent in the Maintenance Standards to the condos attorney. A daytime meeting is being scheduled with the Board and attorney.

Signage:

Bowman Signs are complete. Clare is meeting with Mike Cody tomorrow to show him location plans for installation.

Website reminder to all:

Our website is wbcamilford.com; user name is wbeca; password is 73109ebway.

Walnut Beach Maintenance - August, 2019
Monthly rodent bait stations Additional shrub trimming 77-C main shower drain, Larry from United Sewers and Drain will follow up
Exterminator notified to trap and remove woodchucks
109-B damage repairs done from 109-D renovations
NOTE: MONITOR KILOWATTS - JUMPED FROM 212-574-672
Bldg. 5 basement leaking window closed up
79-B and interior leak issue apparently resolved 109 exterior light repaired Unknown animal activity found in rear hallway 75 – Alex has closed wall 109 upstairs hallway leaking repaired from plywood roof deck by Gary from R&M 109-C doorbell button replacement 109 rear door light bulb
Maintenance to be scheduled:
Close up basement window in Bldg. 5 basement - given to WMC Properties*
Seal piping penetrations and foundation ties in Bldg. 6 basement by water piping area
Same in 77 crawlspace
83 Back Stoop
109-C call re: exterior flashing - May involve trusses

103-B furnace room door - given to M. S. Fedorko
79-D deck railing - To be given to Acme Railing 109 upstairs hallway ceiling repair 85-A rear light fixture problem – resident not responding to electrician 101 second floor hallway light and main entry door exterior light
Mold Updates:
103-D waiting for test results 77B leakage from rainstorm bathroom - monitoring
Unit 101D - Liebell - Siding on deck
Trees - Pine behind 101 - Pricing from WAZ Tree Service} 1,010.33
Tree at entrance to Bldg. 6 - Pricing}
Decks - 81D and 83D
83D windows
Unit 79-B - Front living room wall leak - Given to R & M
Does not appear to be actively leaking - Need to remove sheetrock and water test Furnace Room Doors – 87-B, 109-B – Given to Mike Fedorco
Capital Projects:
109-A repairs from structural in crawlspace: R & M – Scheduled for 8/19 – 8/23
Crawlspace pricing for 89 - R & M - awaiting pricing
Brick movement at 77 - R & M - awaiting pricing
85-D triple window pricing - R & M
77-C, 77-D, 79-D - Truss work - Castleberry - attic temperatures may be a factor on scheduling
New truss issue - 105-D
Support work under 73-B - Either contractor
109 entry door and sidelights - NF Mastrianno - Site visit needed- Ask Engineer Research attic venting where ridge vents have been removed
Capital Projects Planning Budget to be updated as pricing received

Meeting was adjourned at 7:40 PM.

Respectfully submitted,

Lisa Greggos