

WALNUT BEACH CONDOMINIUM ASSOCIATION
Board of Directors Meeting
January 21, 2019

77 B East Broadway, Milford, CT

Present: Clare Farley, President; Margaret Meisenhelder, Vice President; Lisa Greggos, Secretary; Judith Ruskin, John Hufcut of Evergreen Management

This meeting was originally scheduled at the Egan Center but was moved to unit 77B as the center was closed. This will be discussed with the the scheduler at the center who had booked WBCA for this date.

Unit Owners Present: Martin Lippman, Unit 77-C

The board meeting was called to order by Clare Farley at 6:57 PM

All owners had been advised of the time and place of the meeting via mail and website. The meeting that is currently scheduled for February 11th, 2019 at the Margaret Egan Center will be rescheduled as the center will be closed that date.

Comments by Unit owners:

Marty Lippman said that Frontier is having a problem with the old and tangled lines which will need to be replaced. Repair men told Marty that our (WBCA) lines are connected to the Beachside Condos lines next door. Unit owners might be experiencing problems with their telephone lines. Frontier will be doing line work during the summer.

Dumpster Relocation: John will look into getting the stump removed from behind the dumpster, so that the dumpster can be pushed further back from the driveway.

Minutes:

Minutes of the October 29th, 2018 were approved as presented.

Financial Report:

There is \$8,334.29 in the checking account and \$42,064.25 in the money market reserve account for a total of \$50,398.54.

Financial Review:

Refuse rebate paperwork from the city has been received.
Oak Ridge has increased their fee by \$25.00 a month.
1099's and 1096's are being worked on.

Renewal Information.

There is a policy increase this year of \$5000 in our annual package insurance policy.

Administrative:**Rules and Regulations:**

Clare had typed the revised set of Rules and Regulations which will be forwarded to John Hufcut.

Absentee Owners Form:

John presented a new form for sharing information with absentee owners and renters, as the Board requested. The board approved the form with one addition of an additional line for resident names. When changed, forms will be sent out.

Maintenance Standards: On hold**The Fire Marshal Update** – Notices were distributed.**Maintenance Projects:**

Winter fertilization

Unit 73-C ants treated

Light bulbs purchased for onsite stock

Pothole repair near dumpster between Bldgs. 4 and 5

Unit 109-B interior repairs from damages caused from 109-D

All new smoke detectors installed

Basement and hallway closet sheetrock repairs and fire-stop caulking

73, 81 and 101 basement access doors all modified for emergency access from basements

Squirrel trapping at 89

89-D roof shingle repairs

Lighting at all buildings for basement access exterior entry doors

Flue cap replacement at rear of 107

Main drain line cleared for 73-C

Fallen branches removed from tree at Bldg. 6 driveway entrance

Maintenance that should be scheduled: some for spring, 2019

Unit 101D - 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

Bldg. 5 basement door - Comments from 85B and 81B

Gutter issue behind 77 - Sag in roof; may be truss issue as was found at rear of 109 -

For now, fascia and gutter have been worked on -

Monitor Unit 79-B front living room wall leak Does not appear to be actively leaking - Need to remove sheetrock and water test

UI meter replacement and change in meter cabinets: Update - looked at with Mike Cody

Additional Maintenance Projects from Operating Account per J. Hufcut,
Supplement to January, 2019

Capital Projects for Pricing and Capital Funding Plan:

Structural Crawlspace Project:

109 Test Case done by Castleberry: Original double beams completed: 8,596.08 Modification for center beam in progress: 10,227.07

Total 18,823.15

Budgeted: (16,000.00)

Difference: (2,823.15) over budget

Still have 109-A bathroom floor repair – Castleberry still planning on this

Needed: Survey of remaining 10 crawlspaces – Done – Engineer to send specifications for center beam

Survey of full basements – Done – Castleberry to schedule work under 73B Cost for effective dehumidification – Reviewed Basement Systems Proposal

Monitor second floor units after crawlspace work

103-D ready – Castleberry to schedule

Theory on second floor units: Although trusses may still be an issue, some openings may close from crawlspace jacking.

Funding Options:

Assessment

If considering loan, one option is Simsbury Bank – 10 and 15 year term loans available at 4.86% and 5.08% respectively

Capital Projects list to be priced:

Main sewer lines – approx. 36,000.00 as of 2/25/17

Sidewalks with grill pads - 18,300.00 as of 9/19/17 Window lintels

Brick pointing

Basement doors – Bldg. 5 basement door is an immediate issue

Main front doors and sidelights

Painting including wood shingle replacement where needed

Parking lots

Landscaping projects?

Roof vents, i.e. 83-D and 105-109 in lieu of ridge vents

Mailboxes

Brick movement, i.e. Bldg. 4 at front of 77, Rear of 109-C, Rear of 107-C at furnace room vent

Truss issues at rear of buildings at second story units

Change from aluminum to Azek at decks, and trim at front and back of buildings

Seamless gutters, i.e. 3,360.00 per Martin's Aluminum at rear of Bldg.

Maintenance Projects from Operating Account:

Maintenance Projects as needed

Gas lines upgrades

Electrical panel modifications as needed, i.e. 87

Common air conditioning condensate lines as needed

Decks as needed – 83-D, 81-D

Railings as needed – 81D

Shingle replacement and painting as needed, i.e. 101-A, B and D, 109-B and D Furnace room doors as needed

Update all common hallway smoke detectors

Window caulking

Wood posts for mailboxes

Work to be scheduled:

77-B plumbing issues

79 rear hallway repairs from plumbing work

Leak in Bldg. 5 at basement - work needed on main water valve – Hold

83 crawlspace drain line leak and 85 crawlspace copper line support – Frank scheduling

Concrete repairs at seawall manhole and front corner of foundation at Bldg. 6 basement entrance

Old master TV antenna removal

To be scheduled when owners are ready:

77-C cracks in living room and bedroom sheetrock 77-C deck

79-D interior repairs

The meeting was adjourned at 8:06 PM

Respectfully submitted,

Lisa Greggos,

Secretary