

WALNUT BEACH CONDOMINIUM ASSOCIATION
Board of Directors Meeting
June 17, 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: Marty Lippman 77-C

The board meeting was called to order by Clare Farley at 6:58 PM
All owners had been advised of the time and place of the meeting via mail and website.

Comments by Unit owners:

Marty Lippman 77-C mentioned he still needs repair work done on his entry door lock as well as needing one more smoke alarm for unit 75-B.

Minutes:

Minutes of May 20th, 2019 meeting were approved as presented.

Financial Report:

There is \$3,140.89 in the checking account and \$43,075.23 in the money market account balance is \$43,075.23, for a total of \$46,216.12.

Financial Review:

The May 2019 report was sent to Board members.

Financing Deferred Large Maintenance Projects

The Board continued to express concern about much-needed repair work and improvements. We are short funds necessary for deferred large maintenance projects, such as 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., which negatively affect our resale property values, and the desirability of our units. The Board needs pricing for these items to move ahead with financing plans. The possibility of a loan was discussed, the drawback being a concern about having to pay interest. The Board asked John to get figures together by July so that funding proposal for capital projects could be presented to unit owners for a vote in August.

Fire Department Update

Fire Marshall contacted two unit owners to follow up on remaining fire code violations.
Unit 83 stated the items in the closet were not his. John will have them removed.
Unit 105 - spouse will remove remaining items in the hallway and closets.

The Fire Marshal has completed our annual inspection, but will continue to monitor violations in the future.

Clare Farley and Sharon Alderman attended the June Police Traffic Commission meeting and expressed the Board's concerns regarding the safety for pedestrians and bicycle riders as unit owners exit the driveway for building 6. The Commission agreed to send out an officer to review the request to remove the space to the left as you exit building 6. The police officer followed up with Sharon Alderman and told her the city would be removing that parking space, to improve visibility for cars exiting the driveway.

The Police Traffic Commission reiterated that the City's plan for diagonal parking is currently on hold, due to funding problems. If we wish to address this in the future, we would contact the Mayor's Office, not the Police Traffic Commission.

City Bulk Pick-up

The bulk pick-up was done as scheduled on June 5th, 2019. Despite the reminders posted in the hallways, there were very few items left out by our unit owners.

Summer Protocol Reminder

The Board members finished discussion on additional items to add to the Summer Protocol Reminder which will be sent out this month.

Signage

The Board has agreed that we need more signs to address parking and trespassing concerns. There will be more reminder signs for the seawall, the seawall stairs and for the guest parking visitor spots in both parking lots. The two signs at the entrance to building six will be moved down closer to the street. We will use the same contractor we have used in the past as he already has the templates from previous signage. Don Sanchez has volunteered to make visitor passes for all Unit Owners guests to display on their dashboards.

Unit 105-B contacted the office re: 7/4/19 picnic. Also mention concerned about rabbits, which is not an animal that our pest control contractor will trap.

Unit 107-D contacted the office re: hose nozzle. John will make reminders in fall for owners to put their hoses away in their bins. This is the owners' responsibility, not the boards.

Email sent to owner of 87A and letter delivered to tenant regarding canoe and bicycle.

Clare to send rental contract information for 83-C to John. Unit owner 83-C needs to submit vehicle license plate information form.

Lawn Application

Contractor mentioned that he has a less toxic alternative product if we are interested in it for our lawn. But the board decided to hold off on any further treatments this year.

Website reminder to all:

Our website is wbcamilford.com, and password is 73109ebway.

June Maintenance Report

Maintenance to be scheduled

Permanently close 109 crawl space vents

Seal piping penetrations and foundation ties in Building 6.

Same in 77 crawl space.

Truss work complete in 103 D; follow-up mold investigation

83 back stoop

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

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

To be scheduled when owners are ready

77-C Interior cracks and deck

Support work under 73B. Either contractor

109 entry door with sidelights - NF Mastriano

For a more comprehensive list of maintenance items, refer to May 2019 Minutes (posted on website).

The meeting was adjourned at 7:46 PM

Respectfully submitted,
Lisa Greggos,