

WALNUT BEACH CONDOMINIUM ASSOCIATION
Board of Directors Meeting
September 16th, 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 6:59 PM.

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

Comments by Unit Owners:

Marty mentioned that he saw a neighbor's car getting towed. Don said it was a unit owner's visitor's car that had broken down.

Marty mentioned that he still has a problem with a bathroom leak (from above?) but hasn't heard from the contractor yet. John told him that Larry from United tried to contact him. Marty said he would prefer to be contacted by email. John will give Larry Marty's email address.

Clare reported that Patricia Doherty 87-B said her furnace room door needs repairs. She noted that others as well as hers at 109B, are, also, in need of repair.

Peg mentioned her shutters are coming loose from the brick, rattling and noisy. John will address.

Clare asked if we have a forwarding address for Bill and Margaret Wright's heirs. John will look into it.

Muriel Bolick's nephew contacted Clare and said the unit (103-C) is for sale. He is hoping to find a buyer without a broker/agent.

Minutes:

Minutes of August 19th, 2019 meeting were approved as presented.

Financial Report:

There is \$10,413.88 in the checking account and \$38,506.86 in the money market reserve account for a total of \$48,920.74.

Financial Review:

The August 2019 report was sent to Board members in advance.

The board scheduled the annual budget planning meeting on Monday, September 23, 2019.

Discussion on Deferred Large Maintenance Projects

The board wants to make sure that owners are aware of the discussion about the large deferred maintenance projects and decided to post the most recent minutes (August 2019) on all bulletin boards.

The board discussed dividing the work into two phases, with the structural work as the first priority.

We continue to monitor cash flow closely month to month.

Administrative:

Maintenance Standards:

Our Maintenance Standard document was edited by attorney, and is ready for the board to review.

Rules and Regs:

- a) Issues between 103D and 109D- resolved
- b) Unit 83B Tiki torches – resolved

Mold report mailed to unit 103D.

Unit 107A – waiting for a response.

Memo from Milford Quality Landscaping – asking if we wanted to pay for extra seeding, Board declined for now.

Nominations memos have been mailed to all unit owners.

Annual WBCA Meeting scheduled for Tuesday 10/29/19 at 7 pm at Margaret Egan Center Room 155.

Fire Marshal will contact Units 105A and 105C.

Website reminder to all:

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

Walnut Beach Maintenance - September, 2019

Maintenance Done:

77-C main shower drain

NOTE: MONITOR KILOWATTS - JUMPED FROM 212-574 - 672 - 654

109 window wells closed up
75 hallway sheetrock repair from animal damage
77B interior leak repairs
New signage installed
109A interior damages from structural issue
Bldg. 5 rear fascia repair
101 exterior front entry door light
73B - broken side spray on kitchen faucet

Maintenance to be scheduled:

GAS LINE INSPECTIONS

SCG Co. recommended that the gas pipes from the meters into the crawlspaces, which are now the condo responsibility, be inspected. John will have a plumber do the inspection.

TO: WMC Properties:

Close up basement window in Bldg. 5 basement - given to WMC Properties
75B unit door adjustment
Seal piping penetrations and foundation ties in Bldg. 6 basement by water piping area
Same in 77 crawlspace
83 Back Stoop
109 upstairs ceiling repair from leak
79 and 101 second floor lights To Alex and MDM
85B - Gary from R & M to see owner and give input on windows
107-D leak above window in small bedroom
103-B furnace room door - given to M. S. Fedorko
79-D deck railing - To be given to Acme Railing
85A rear light fixture problem - resident not responding to electrician

Maintenance that should be scheduled:

Unit 101D - Liebell - Siding on deck
Trees - Pine tree behind 101 - Pricing from WAZ Tree Service}
Tree at entrance to Bldg. 6 - Pricing 1,010.33

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 - 87B, 109B, there may be others

Capital Projects:

Crawlspace pricing for 89 - R & M - awaiting pricing

Brick movement at 77 - R & M - awaiting pricing

85D triple window pricing - R & M

77C, 77D, 79D - Truss work - Castleberry - attic temperatures may be a factor on scheduling

New truss issues - 105-D, 107D, Exterior of 109-C

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

Expect to have pricing needed for budget work session on 9/23/19

Meeting was adjourned at 7:41 PM.

Respectfully submitted,
Lisa Greggos