

WALNUT BEACH CONDOMINIUM ASSOCIATION
Board of Directors Meeting April 30, 2018
Margaret Egan Center, Milford, CT.

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

Absent: Clare Farley, President; Beatrice Ball, Assistant Secretary to the Board

Unit Owners Present: Martin Lippman, Unit 77-C

The meeting was called to order at 7:24 PM. All owners were advised of the time and place of the meeting via email and website.

Comments from Unit Owners:

Martin Lippman mentioned that the recycle bin was still out of place.

He asked that an old mail box near 77 entrance be removed. John will have it done.

Don Sanchez mentioned that there is a leak from the Delaney window unit 85-B. The Delaney's will, also, contact John.

The minutes of the March 20, 2018, meeting were approved.

Treasurer's Report: There is \$14,369.27 in our checking account and \$54,175.18 in our Reserves account.

John will continue to monitor cash flow, looking for line item savings.

Pending Sales:

Unit 83-A

Unit 109-D

Unit 105-C

Administrative:

Rules and Regulations: Still under review.

The Board received a written complaint regarding a dog running unleashed in common areas of the building as well as the grounds. A letter will be sent to the offending party informing them that they are not in compliance with the rules and regulations regarding animals.

Maintenance Standards:

The Board received the standards from our attorney through John. They will be looked at after Rules and Regulations changes are finalized and sent to the association.

Landscaping:

John will contact Milford Quality Landscaping with repairs that are needed.

105-C seeking construction approval. Contractor confirmed there will be a header installed as support for the trusses. Board is in agreement with plans.

John is looking for someone to replace light bulbs and a few other things which our handyman can no longer do. The current handyman will continue hall cleaning and other light jobs.

Engineering and structural:

Structural work needed in crawl spaces: 87, 85, and (new 103). Estimated range is 6K to 8K per crawl space.

Specifications from the engineer were sent to the Board. John will meet with another contractor for a complete bid.

Unit 103-D as was done at 105-C; can be capitalized if necessary.

Unit 109-C rear window/brick will be monitored.

Unit 107-C brick movement at furnace vent.

Bldg. 4 brick movement at 77 front section

Gutters and seam issues: 3,360.00 per Martin Aluminum for one run behind bldg. 4

Trim: change from aluminum to Azek at decks

Trim: change from aluminum to Azek at front and back – second story units

Truss repairs at rear of buildings at second story units

Capital Projects to be priced:

Main sewer lines-- \$36,000 as of 2/25/17
Common air conditioning condensate lines – address as needed
Sidewalks with grill pads
Window lintels
Brick pointing
Basement doors
Main front doors and sidelights
Painting
Parking lots
Landscaping projects: on hold
Roof vents i.e., 83-D
Smoke detectors
Mailboxes

Maintenance Projects:

Contractor to repair concrete at manhole and at front foundation corner of Bldg. 6 near basement entrance: Spring 2018
Gas lines as needed
Electrical panel modifications as needed: i.e. 87.
Decks as needed – 83-D – hold per owner for 2018
Railings as needed
Shingle replacement and painting as needed: i.e., 101-B and D, 109-B and 101-D
Furnace room doors as needed

Maintenance Done:

Monthly bait stations serviced at all three buildings
Unit 109-C into 109-A plumbing leak
Annual exit light/emergency light service
107-C interior leak repair
107-D interior stain kill to monitor leak – leak appears to come from ridge vent
79 second floor lighting

Work Done by Mike Fedorko – awaiting invoices:

Furnace room doors issues with 101-D and 107-D

Shutter replacements: 89-A and 79-A

83 front downspout – bottom section

Leak investigations: 81-B plumbing, 107-D, ridge vent?, 77-D and 77-B -plumbing or ridge vent?

81 entry door weather-stripping

107 and 109 leader elbows

Work to be scheduled:

79-C bathroom ceiling

77 front and rear gutters – Clean – Martin's Aluminum

77-B plumbing issues

79 rear hallway repairs from plumbing work

Trim replacement at 81– Martin's Aluminum

Leak in Bldg. 5 at basement entrance and work needed on main valve

Unit 107-D to replace slider

Misc. Work as cash flow permits:

Removal of old master antenna

To be scheduled when owners are ready:

1) 77-C cracks in sheetrock in living room and bedroom; also water remediation

2) 77-C deck

3) 79-D interior repairs

The meeting adjourned at 7:42 PM.

Respectfully submitted,

Lisa Greggos,
Secretary