

WALNUT BEACH CONDOMINIUM ASSOCIATION
Board of Directors Meeting January 16, 2018
Margaret Egan Center, Milford, CT.

Present: Lisa Greggos, Secretary; Roque Sanchez, Treasurer; Judith Ruskin, Member at Large; John Hufcut, Evergreen Management; and Beatrice Ball, Assistant Secretary

Unit Owners Present: Martin Lippman, Unit 77-C

Absent: Clare Farley, President; Margaret Meisenhelder, Vice President

Comments from Unit Owners:

Martin discussed problems during the first snowstorm, and decided to move his car to his other parking space for snowstorms.

All unit owners had been notified of the time and place of the meeting.

The meeting was called to order at 7:31. The minutes of the November 20, 2017 meeting were approved.

Financial Report:

As of December 17, we had \$17,658.19 in our checking account and \$36,007.96 in our Reserve Account.

Our package insurance policy will be due February 1, 2018 and figures should be coming in shortly.

Maintenance:

Crawlspaces for 87 and 105, to be scheduled.

Unit 107-C brick movement at furnace vent.

Bldg. 4 brick movement at 77 front section.

We are investigating ridge vents and will look at them next week.

Maintenance Done:

Structural repairs on unit 105-C were completed.

Unit 105 hallway railing repaired.

Unit 109-A interior leak repaired.

Unit 109-C Truss end issue completed

Rear window/brick issue –monitored.

Azek installed on exterior above 105-C.

Work Scheduled:

Furnace room doors issues: 101-D, 101-D

Shutter replacements: 89-A, 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 weatherstripping.

Work to be scheduled when owners are ready:

77-C cracks in sheetrock in living room and bedroom and water remediation.

77-C deck

79-D interior repairs.

Supplemental Sheets:

Capital Projects

Maintenance Projects

Worked Scheduled

Miscellaneous work as cash flow permits

Judy Ruskin reported sidewalks moving up and then down and expects this to continue all winter.

The meeting was adjourned at 7:45 PM.

Respectfully submitted,

Lisa Greggos,

Secretary