

WALNUT BEACH CONDOMINIUM ASSOCIATION
Board of Directors Meeting March 20, 2018
Margaret Egan Center, Milford, CT.

Present: Clare Farley, President; Margaret Meisenholder, Vice President, Lisa Greggos, Secretary; Judith Ruskin, Member at Large; John Hufcut of Evergreen Management; and Beatrice Ball, Assistant Secretary to the Board

Absent: Roque Sanchez, Treasurer

The meeting was called to order at 7:32 PM. All owners were advised of the time and place of the meeting via email and website.

Comments from Unit Owners:

Bea Ball explained the problem she was having with her washing machine. She believes, it is due to the slanted floor, which may be due to structural problem we are seeing in other buildings.

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

Treasurer's Report: There is \$24,581.91 in our checking account and \$63,121.53 in our Reserves account.

Remax real estate called to say that King unit 105-C is for sale and they will be doing some work in the unit.

The refuse rebate of \$7,202.00 has been received and deposited.

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

Insurance:

Flood policy renewal check to be signed and mailed out.

Administrative:

Rules and Regulations: The attorney's comments were sent to the Board and they are working on the changes. The board members will be meeting on the 16th to further review the Rules and Regulations.

The WBCA is going to meet on April 30, 2018 instead of the 24th due to Board members having conflicting schedules. John will send out notification of this to all unit owners. We are rescheduling the April meeting from its original date.

John is working with another engineer, Ken Janz, who the insurance company has recommended for this type of work, to give us another bid on the structural engineering work needed.

Unit 83-B has agreed to keep their dog on a leash.

Nothing further has been heard from Unit 101-D's inquiry about patio flooring.

Dryer venting information was emailed to the Board; he recommended New England Venting and Dryer Co.

Our web site was renewal was paid for another year.

Unit 107-A was advised that heating issues are their responsibility.
Unit 105-C dishwasher was replaced by the owner.

The 2018 landscaping contract is for two years at a locked-in price with an increase of \$327.23 plus tax annually. Landscaping and mulching were discussed, but no decision reached.

The leak from 73-C into 73-A was repaired, with WBCA paying for it.

Judy Ruskin reported a fallen section of outside trim on building 5.

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, hopefully tomorrow, for a complete bid. Looking for a third contractor that has the expertise to do this precise type of work.

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

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

Unit 107-C brick movement at furnace vent.

Bldg. 4 brick movement at 77 front section

Gutters and seam issues: Martin Aluminum will look at this.

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 D
Furnace room doors as needed

Maintenance Done:

Monthly bait stations serviced at all three buildings
Unit 73-C toilet flange replaced
87 front entry door repaired
Bldg. 6 hot water checked after power loss
107 rear entry light – bulb

Work Scheduled:

Furnace room doors: issue 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
79 rear hallway repairs from plumbing work
Trim replacement at 81

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 8:30 PM.

Respectfully submitted,

Lisa Greggos,
Secretary