

WALNUT BEACH CONDOMINIUM ASSOCIATION
Board of Directors Meeting May 15, 2018
Margaret Egan Center, Milford, CT.

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

Absent: Beatrice Ball, Assistant Secretary to the Board

Unit Owners Present: Martin Lippman, Unit 77-C

The meeting was called to order at 7:31 PM. All owners were advised of the time and place of the meeting via email and website.

Comments from Unit Owners:

Martin Lippman stated the recycle bin was moved into place.

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

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

Treasurer's Report: There is \$8,117.16 in our checking account and \$49,189.31 in our Reserves account.

John will continue to monitor cash flow closely 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. The Board was informed that the issue was resolved.

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 for asphalt curbing repairs and asphalt patch in driveways 4 and 5.

Bulk Pickup Date is June 6, 2018

Mike Cody of WMC Properties will be sharing maintenance responsibilities with our current handyman Alex Sulzycki, for work requiring ladders and/or heavy lifting.

Engineering and structural:

We are meeting on-site with our engineer and contractors bidding on the structural repair work for two buildings.

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, projects will be prioritized by building as needed.

Common air conditioning condensate lines – address as needed

Sidewalks with grill pads – on hold for now

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 A, 101-D

Furnace room doors as needed

Maintenance Done:

Monthly bait stations serviced at all three buildings

107-D interior stain kill to monitor leak – leak appears to come from ridge vent

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

81 entry door weather-stripping

107 and 109 leader elbow

Work to be scheduled:

109-A bath repairs – plumbing and flooring

79-C bathroom ceiling

77 front and rear gutters – Clean – Martin's Aluminum-**Done**

77-B plumbing issues – **Frank Scheduling**

79 rear hallway repairs from plumbing work

Trim replacement at 81– Martin's Aluminum - **Done**

Leak in Bldg. 5 at basement entrance and work needed on main valve- **Frank Scheduling**

Unit 107-D will be replacing slider

83-D deck

81-D unit railing and deck

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 7:52 PM.

Respectfully submitted,

Lisa Greggos,
Secretary