

Walnut Beach Condominium Association, Inc.
April 24, 2023 Board of Directors Meeting
6:30 PM at Margaret Egan Center, Milford CT

Attendance : Board Members : Margaret (Peg) Meisenhelder, 77-B President, John Judge 87-D Vice-President; Lisa Greggos 101-A Secretary; Judy Ruskin 83-D, Member at Large; (Gerard (Jerry) Fay 81-C Treasurer absent)

Felner Corporation: Jaime Polatsek, Property Manager

Unit Owners/Attendees: Mary Alice Swedzinski and Dan Loos 73-A; Beth Collins Federici 89-A; Maria Monteiro 85-B; Irene Pasko 87-B; Clare Farley 109-B; Consuela Sanzano 85-C; Monica Judge 87-D; Manya Andreone 105-D

Call to Order: Meeting was called to order at 6:35 PM by President Margaret Meisenhelder.

Roberts Rules of Order: A motion was made, seconded, and approved to waive official use of Roberts Rules.

Establishment of Quorum for meeting: There being four board members present, a quorum was established.

Approval of minutes from previous board meeting: A motion was made, seconded, and approved to waive the reading of and to accept January 9, 2023 minutes as presented.

President's Report: Peg gave an update on the repairs completed since January 2023: 79 Crawlspace repair on the main beam, 73 basement sill work, 107 Window seals on all units, 77-C severe ceiling cracks, and 107-A window sill and sheetrock replacement/major leaks, 77 and 85 crawlspace dehumidification venting.

Reserve Advisors: The board met with Felner and Reserve Advisors via Zoom on March 6, 2023. Members of the Board, Jaime and a Reserve representative did a property walk thru on April 19th. The purpose of hiring the organization is to ascertain our short term and long-term needs and financial costs. Reserve Advisors will provide a report so that the Board can determine how to prioritize our numerous needs and a plan for funding on a short- and long-term basis.

Landscaping Contract: Paradise had offered the same pricing as last year. We were able to negotiate the contract for a two-year period. Previously, Paradise was the low bidder of a competitive quote with MQL and Shannon.

Gas Line Repair: Project was awarded to Rick's Plumbing which has held price for two years at \$475/per line and was the low bidder of a competitive bid. There are approximately 49 lines remaining which need repair. After the gas line repair, there will be very little funds remaining from the assessment.

Repairs will be coordinated with all unit owners, as someone will need to be in each unit to allow access to ensure each unit's gas is on and working properly after the repairs are completed.

Summer reminders: A letter will be sent to owners soon reminding them of summer rules and regulations.

Maintenance Standards : Air conditioning, including condensate line inspection needs to be done prior to the end of June.

Structural Repair: 77 and 79 main beam twist repairs- Quotes to be submitted.

Owner's requests/Quotes Needed: 109 Front Concrete two-stair Replacement/hazard; 109-A window-pane/twisted.

Numerous Crack Repairs: Assessment needed as to cause (structural repair work or not). Jaime will contact a painter.

Painting Driveway Lines: Quote is needed to determine funding.

Quotes Pending: 79-C and 79-A window seals on waterside and backside window seals with mortar caulk. (Bids pending)

Gutter repair: To prohibit water from running into basements - on hold

New Rentals: 107-A, 109-C and 109-D.

Legal Items: 79-A foreclosure lien pending response from Attorney Pacelli.

Committees for WBCA: John stated we are looking for people who are knowledgeable to join these committees: Social and welcoming committee; Legal committee; Capital Repairs; and, a WBCA Website committee.

Treasurer's Report: Jaime reported the balance of our Operating Account is \$140,354.05, and the Money Market Account is \$71,677.35, for a total of \$212,031.40 as of March 31, 2023.

Jaime stated we are doing well and staying on budget due to a mild winter.

Fire Hazard: Items as furniture, shoe racks etc. cannot be kept in hallways. This is a fire hazard, and pointed out by the Fire Marshal on his last tour. Owners in violation will be sent a letter. If items are not removed, a board hearing with those owners will follow.

Also, the items in the basement need to be in the bins or tagged.

Meeting was adjourned at 7:04 PM

Respectively submitted,
Lisa Greggos, Secretary