

WALNUT BEACH CONDOMINIUM ASSOCIATION

Board of Directors Meeting

February 24, 2020

Margaret Egan Center, Milford, CT

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

Unit Owners Present: none

The board meeting was called to order by Clare Farley at 7:00 PM.

All owners had been advised of the time and place of the meeting via mail and website.

Comments by Unit Owners:

John read a letter to the board from Ed Martin regarding landscaping. He made a number of suggestions and recommendations which the board agreed with. However, in response to a request from John Ball (president of Beachside Condominium) for removal of unwanted growth that was overtaking their fence behind Building 4, Milford Quality Landscaping did a clean-up job of this area in February. While onsite, MQL did some spring clean-up on the front of building 4, which is part of our annual contract. At this time funds are not available for additional landscape projects.

Ed Martin, contacted John about ceiling separation in his unit and thought it was perhaps from structural work in basement. John explained the ceiling separation is a truss issue, so 89 C will be added to the list of units needing truss repairs.

Minutes

Minutes of January 27, 2020 meeting were approved and as presented.

Financial Review:

The January 2020 report had been sent to Board prior to this meeting.

There is \$18,534.72 in the checking account and \$14,473.67 in the money market reserve account for a total of \$33,008.39

Note: Capital projects are on hold pending construction quotes, lack of financial resources, and pending assessment decisions.

Sales Updates: Unit 89-D sale is complete.

Insurance Renewal Update:

Down payment on Package Policy was \$18,544.50

Flood Insurance Premium due 3/31/20 is \$11,158.00 is scheduled for payment

Administrative**Maintenance Standards:**

The Board has scheduled a meeting for March 9, 2020 to review feedback from Attorney Cessario on suggested Maintenance Standards revisions. A meeting will then be scheduled with the attorney for final review prior to a subsequent meeting with the condo owners. It is highly recommended by our legal council and insurance provider to implement these standards as soon as possible to protect the association from unwanted liabilities, as recommended by Connecticut Common Interest Ownership Act (CIOA).

Fire inspection Report Update: Follow-up re-inspection is scheduled for 2/28/20.

SGC: Clare Farley shared that a notice was left on 109 door handle from SCG stating work needs to be done on their main lines and they would need access. John verified with the gas company that they will have subcontractors working in our area and will let us know when they are beginning to schedule.

Vehicle Parking - Parking space issue with 77 was discussed. Should visitor space and owner spaces be changed? John will discuss with unit owner(s).

Maintenance Projects

Walnut Beach Condominium Maintenance Report – February 2020 peg is keyboarding this

Maintenance Done

Milford Quality Landscape - Area behind Building 4 and Miscellaneous Cleanup

Storm damaged leader repairs

109 C - unit door repair

101 A - wall repairs

73 C - main sewer line cleaned

109 C - window replacement

77 C - hallway closet and kitchen cabinet mold issue

Maintenance in Progress

101D - furnace room door replaced

Maintenance to be Scheduled (as budget allows):

75B unit door adjustment/owner issue

Furnace room doors - To be given to WMC: 87B, 107A, 109B

79D deck railing - To be given to Acme Railing

77C - separation between wall and ceiling; uneven floor

Maintenance that should be scheduled (as budget allows):

Unit 101D - Siding on deck

Trees - pine behind 101-Pricing from WAZ Tree Service

Tree at entrance to Building 6 - pricing

Monitor condition at end of Building 4

83D - Windows

79 B - Front living room wall leak - Given to R&M

Does not appear to be leaking - need to remove sheetrock and water test

Large Capitol Projects

Structural work in crawl spaces

Dehumidification in crawl spaces and close up of existing vents

Truss work in attics

Remaining interior unit repairs

Brick Movement and alternatives

Gas line replacements (entry gas line from meters into crawl spaces)

Sidewalks

Parking lots

Front entry doors and sidelights

Basement doors

Main sewer lines

Painting of hand split cedar shakes

Landscaping and tree work

Website reminder to all:

Our website is wbcamilford.com; user name is wbca; password is 73109ebway

Meeting was adjourned at 8:42 PM.

Respectfully submitted,

Lisa Greggos,

Secretary