

**GENERAL MEETING OF THE WALNUT BEACH CONDOMINIUM
ASSOCIATION**

**Held on October 29th, 2018
At Saint Gabriel's Church Hall,
26 Broadway, Milford, CT**

Board Members Present: Margaret Meisenhelder, Vice President; Roque Sanchez, Treasurer; Lisa Greggos, Secretary; Judith Ruskin, Member at Large; and John Hufcut, Evergreen Management

Present via iPhone: President Clare Farley 109B

Owners of Units Present : 24

**73-B, 73-D, 75-B, 77-A, 77-B, 77-C, 79-C, 79-D,
81-B, 81-C, 81-D, 83-D, 85-B, 85-D, 87-B,
101-A, 101-B, 103-D, 105-B, 105-D, 106E, 107-A, 107-D, 109B (telephone)**

Proxies Received (3): 79-B, 107-B, 85A

Vice President Margaret Meisenhelder called the meeting to order at 7:05 P.M.

All unit owners had been notified by mail, bulletin board, phone call and web-site posting of the time and place of this General Meeting.

She informed attendees that President Clare Farley was participating via iPhone as she was out of state.

All board members and John Hufcut of Evergreen Management then introduced themselves.

Fire Marshal

Peggy Meisenhelder introduced fire inspector Mark LaBrecque, who recently inspected our condominium buildings for fire code compliance. He stated that there had not been an on-site inspection of our condo buildings for ten years.

He commented that although our buildings are brick on the outside they are wood frame structures and need to comply with state residential fire codes.

He listed four areas of concern. First, unit owner's entry doors must close and latch on their own, (to block flames from spreading in the event of a fire). Second, all units need to have working smoke detectors.

Third, utility closets must not have any items stored inside that are combustible.

Fourth, the common hallways should not have anything in them, except for pictures on the wall, so that all residents could exit the building with clear egress in the event of a fire. He noted specially the areas under the stairs must be kept clear. And the common hallway closets are for ice melt and snow shovels only.

There were questions about the inconvenience of moving everything to the basement storage areas, and moving them back-and-forth as needed. He was sympathetic about the inconvenience, but firm about the need for compliance.

He said the codes are all “reactive”, created as a result of actual fire events. And that he did not personally write the codes but has the responsibility of enforcing them.

John Hufcut commented that insurance companies may not cover fire related costs if an inspection revealed combustible items had been stored in the utility closet.

The fire marshal will be sending out a form for each unit owner (or the management) to sign off on compliance of door closure and smoke detectors. He stated that he understood that this was “all new” and that we would need time to correct the violations. He suggested that unit owners work with the board in developing a compliance plan.

Peg Meisenhelder suggested we try to think of creative ways to help each other out with this.

John said a disposal unit may have to be rented for items that are not removed.

The condo will set a date probably at the end of November for items to be removed. This will probably be scheduled for the end of November and paid for by the condo association. It was noted that bulky discarded items e.g. large furniture cannot be put in the dumpster, but should be taken to the landfill.

Basement Storage

John reminded unit owners about removing unwanted items from outside the storage areas in the basement. The only items allowed in the basements are bikes and kayaks.

Minutes:

The General meeting minutes of October 30, 2017 had been provided to all unit owners. They were approved with the following correction which was the insertion into the minutes that the General Meeting Minutes of October 25, 2016 had been approved as presented at the October 30, 2017 General Meeting.

A motion to approve the minutes as corrected was made and seconded. Owners unanimously approved the minutes as corrected.

Comments from Unit Owners regarding any matter affecting the common interest community or the association:

Dumpsters: Martin Lipman stated that there is a recurring problem with the dumpsters in that when pick-ups are made, the dumpsters are being replaced too near the driveway. John will address the problem with Winters (and/or the new company that has bought them).

Dryer Venting: Adam Kuhr asked if he was allowed to run his dryer hose through the crawlspace to vent outside. John said this had been allowed for some time, and he could recommend someone to do the work.

Old Business:

Rules and Regulations Change: Margaret stated the Rules and Regulations which had been sent in the meeting packet had been corrected as follows:

Was: Rental G-2 All rentals shall be covered by a standard written lease drawn up the Association incorporating Walnut Beach Condominium BY-LAWS Article III.

Changed to : All rentals shall be covered by a standard written lease drawn up the owners incorporating Walnut Beach Condominium BY-LAWS Article III.

Note: The WBCA does not provide a contract or lease. Owners supply their own standard leases.

Parking

The determination that owners could lease parking spaces was discussed. It was reiterated that this arrangement is between the owner and the leasee. The association takes no responsibility for those agreements.

Dick Gaudette stated that we don't know who is parking in the lots, and he's seen cars pull in late at night.

Landscaping

Isobel Clarkson asked about the board's plan for cleaning gardens. John responded that landscape needs are taking a lower priority than structural problems at this point.

Owner Information Sheets:

Information sheets included in the meeting packet requested that owners fill in any information they wished to share with other owners as previously requested by owners at the last general meeting.

Lisa Greggos reported that a total of eleven information sheets had been received from unit owners.

Discussion followed. Heidi Minow-Pike reiterated that people should know who their neighbors are and questioned the need for forms to be filled out.

Margaret explained that personal information cannot legally be supplied to owners by the board without their permission. This had been discussed at an open meeting with the board attorney Joseph Cessario held on November 20, 2017 to which all owners and tenants had been invited. Only Marty Lipman had attended.

Margaret mentioned that a mail account, possibly a G-Mail, could be set up that could be used to send information to owners without their e-mail addresses appearing to other readers, if people did not want to share e-mail addresses.

Election to the Board of directors:

Three nominations had been received by Secretary Lisa Greggos for Clare Farley, Lisa Greggos and Roque Sanchez whose board positions are expiring. Margaret called for any additional nominations from the floor. Since there were none, she requested that the secretary via protocol cast one vote for these nominations. The above re-elected board members will each serve a two-year term.

Operating Budget:

John Hufcut reviewed each item in next years' proposed budget with a comparison of last year's actuals. Major increases are due to insurances as well as structural and maintenance costs due to the age of the condo which was built over 40 years ago. He explained in detail the need for a ten percent across the board increase in common charges to meet yearly costs and increased operating expenses.

Following John's line by line review the proposed operating budget was ratified. The new common charge is effective as of 11/1/18.

Capitol Projects: John Hufcut further explained that there are many capitol projects which will be costed out and prioritized by the board. A major anticipated cost is for structural repairs in the crawlspaces as well as truss problems. The 109 crawlspace had a major problem this year which required repairs to the main beam at the cost of over \$25K. Other crawlspaces are being evaluated at this time.

These may require an assessment. If so, a special meeting of the owners and board will be called to discuss assessment needs, timeframe, costs, and payment method.

The meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Lisa Greggos,
Secretary