

GENERAL MEETING OF THE WALNUT BEACH CONDOMINIUM ASSOCIATION

Held on October 30th, 2017 at Saint Gabriel's Church Hall

President Clare Farley called the meeting to order at 6:45 P.M. All board members and unit owners introduced themselves by name and unit number.

Other Board members present: Margaret Meisenhelder, Vice President; Roque Sanchez, Treasurer; Lisa Greggos, Secretary; Judith Ruskin, Member at Large, John Hufcut, Evergreen Management

Absent: Beatrice Ball, Assistant Secretary

Owners of 23 Units were present: 75-B, 77-A, 77-B, 77-C, 79-B, 79-C, 81-C, 83D, 85-B, 85-C, 101-A, 101-B, 103-D, 105-D, 107-A, 107-B, 109-B

Proxies were received from two unit owners: 85-A, 107-D

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

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

Dumpsters:

Isabel Clarkson commented that the new recycling dumpsters are hard to access without a sliding door. Monica Slomski said it is difficult to hold up the door and place recyclables inside. Marty Lippmann asked if the dumpster could be pushed back away from the driveway so the cars could more easily get by. John will speak to the dumpster companies about these issues. Clare Farley suggested looking into a lightweight wedge to hold the lid up. John said that all recycled item can go together into the recycling dumpster together, plastic bags and all.

Dorothy Schemehl commented that contractors often dump construction materials in our dumpster and that is a problem. Judy Delaney said, that the cardboard boxes need to be broken down before they are placed in the dumpster.

Miscellaneous:

Isabel Clarkson asked what the flags are for that are being placed around the condominium, and John said the utilities are marking the location of underground line preparing for upcoming termite treatment.

Marty Lippman asked about reseeding an area with no grass by building four. Clare commented there are a lot of areas to be reseeded and this will be included in our list of priority projects going forward.

Pam Donnelly asked if we could receive more notification when the laws are being sprayed. John will ask the contractors to increase their signage. The lawn is typically treated in April, June, September and November.

Isabel Clarkson asked for a listing of unit owners and phone numbers. Privacy issues were discussed. By a show of hands, a majority indicated they were willing to sharing their name, phone number and email address with others. The board will send out a document asking all unit owners if they would want to share that information with others or not.

Manya Andreone asked for the WBCA website logon information which was provided, and will, also, be sent out with the Assessment mailing.

Clare Farley noted that the discussion on proposed changes to Rules and Regulations will be held after the budget discussion.

Reports:

John Hufcut reviewed each item in next years' proposed budget, capital projects, maintenance projects, work scheduled and miscellaneous work as cash flow permits, explaining the need for the \$40,000 assessment. There were many areas with slightly increased costs and significantly more infrastructure repairs needed as our buildings are now 40+ years old. Our major expense remains insurance. We are talking with another company that is interested in providing a quote.

Adam Kuhr asked if this structural work would be needed in all buildings. John responded that there are two that need to be addressed at this time, but eventually most likely all buildings will need this work.

Adam, also asked if the assessment could be paid in monthly increments rather than three payments. The board replied that monies are needed sooner rather than later for paying bills.

Roland Pike asked if there might be more assessments in the next three years for structural work if it eventually need to be done in all buildings. The board said they review our financial status in six months, and there may be more assessments (or an increase in common charges) depending upon how many buildings need the structural repairs.

Pam Donnelly commented that some unit owners didn't know about the \$20,000 expense for the hot water boiler for building 6. The original boiler was replaced with a high-efficiency unit, just like the ones that have been replaced in building five (2015) and building four (after hurricane Sandy). The board responded that the money had been set aside for this expenditure last year and was discussed at the monthly board meetings and posted in the minutes during the year.

Following John's line by line review, the proposed operating budget, including the assessment was ratified.

Comments on the proposed rules and regulations changes:

Parking:

Hedi Minow-Pike suggested that unit owners of one unit condominiums might negotiate to rent a parking spot from a unit owner of a two bedroom unit that has two parking spots. Clare Farley has spoken with the city about changing the parking limitations in front of our condominium, but was told that there are no further changes planned at this time.

Pets:

Adam Kuhr asked if we could legally restrict dog size at the condominium. (Yes)

It was agreed that the phrase "good disposition" regarding pets is subjective, but does indicate that we want to be a friendly dog community.

Landscaping:

In response to the volunteer landscaping work done by the Board of Directors and some unit owners, Isobel Clarkson asked if she could participate in landscape work and weed-pulling around building. (We will organize more volunteer events in the spring for anyone who wants to participate.) Isobel Clarkson also commented that the trees by the fence are being killed by creeping vines.

Election to the board of directors:

Clare Farley asked for a Call for Nominations from the floor. Since there were none, the Secretary of the Association cast the vote for the two nominees Margaret Meisenhelder and Judy Ruskin to fill the two vacant seats.

The proposed operating budget, including the assessment was ratified.

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

Respectfully submitted,

Lisa Greggos,
Secretary