

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

**Held on October 29, 2014**

**At St. Gabriel's Church Hall, Milford, CT**

At 7:06 PM Vice President Clare Farley called the meeting to order. Board Member at Large Judith Ruskin was present. (Absent were President Richard Gaudette, Treasurer Vito Sesto, and Secretary Margaret Meisenhelder.)

Also present were John Hufcut, of Evergreen Management, and owners of 16 units: 73-B, 75-B, 77-A, 77-C, 81-D, 83-D, 85-B, 87-A, 101-B, 101-D, 105-A, 105-B, 105-D, 107-B, 107-D, and 109-D. Proxies were received from five unit owners: 77-B, 77-D, 79-B, 81-C, and 87-B. There was no response from 33 unit owners.

All unit owners were advised via mail of the time and place of this General Meeting.

The minutes of last year's General Meeting had been mailed to all unit owners. John Hufcut asked if there were any comments about last year's minutes.

Isobel Clarkson asked if anyone had inspected the dissipater for sinking as she had requested last year. John said it had been inspected by the contractor who did not find any problems.

The minutes were approved as submitted.

## **Comments from Unit Owners:**

Marty Lippman said he has noticed the frequent presence of the gas company on our property and asked what they were doing. John said they were installing remote control devices on our meters. Marty also asked about U.I.'s plans to change the hallway meters. He said the door locks are still a problem. John said there was no further discussion with U.I. about the meters and the door locks would be taken care of shortly

### **Election of Officers:**

Nomination forms were sent to all unit owners. Three board positions are open as terms of Richard Gaudette, Clare Farley and Vito Sesto are expiring. Vito Sesto had determined that he would not seek re-election.

Three names/nominations were received: Richard Gaudette, Clare Farley, and Michael Carrington. Therefore, the assistant secretary was asked to cast one vote electing the aforementioned nominees to the Board of Directors. This was done.

Note: Judy Ruskin and Margaret Meisenhelder will remain on the board.

### **Budget:**

We should have \$44,000.00 to \$45,000.00 in total funds by the end of October. (Some owners have paid in advance.)

We have had no foreclosures, no non-payments of common charges, etc.

Marty Lippman asked if all the assessments had been paid. John said only \$785.00 has not been collected to date.

The increased common charges will provide an additional \$17,000.00 to cover increases in operating expenses.

John reviewed various items on the budget. He noted that electric and water rates are going up as well as insurance. Our insurer, Philadelphia, at present is the only insurer of coastal properties. Marty Lippman asked what the package insurance policy covered. John said it covered catastrophic loss of property, liability coverage, and directors and officers' coverage.

Rodika Vergules asked why we were not using electronic mailings and payments as this would save money. John said not everyone had the capability of doing this.

Michael Carrington stated that notifications by hard copy were required.

Budget item verbiage was clarified as follows:

‘Legal’ covers payment for legal opinions.

‘Office Expense’ includes management fees for handling financial management.

‘Miscellaneous’ includes our membership in the Milford Coalition.

Refuse removal: dumping fees are expected to increase, and diesel costs will also increase.

Last year’s snowstorms created extra hall cleaning work.

Landscaping work is required in front of Bldgs. 4 and 5. Isobel Clarkson asked the cost of the pesticide spraying and whether it was necessary every year. John said it cost about \$2,000.

Regarding snow removal, a bad winter is predicted and the estimate for snow removal was increased.

After hurricane “Sandy” two entrance doors were replaced by two different contractors. We are investigating doors made of a composite type of material.

Additional tree removal work at the ends of Bldg. 4 and Bldg. 5 must be done.

Boiler replacement for Bldg. 5 is expected to cost \$16,000.00 plus tax. This boiler would be the same as that in Bldg. 4. Marty Lippman asked if the Bldg. 5 boiler was in the budget. John said it is included in the Reserve Account.

John commented that many associations impose a small yearly increase. We have not done this. Banks say that 10% of our money should go into a Reserve account. This is especially necessary if any of our unit owners apply for a Reverse Mortgage.

**Legal:** Previously an overlay for our documents was created, but there are now further changes required by the State. Examples: If there is a loss on a unit it must be paid by the Association. However, the Association can recoup the deductible from the unit owner and/or their HO-C policy dependent upon the nature of the

loss. All contractors must be licensed; if not, the insurance companies won't pay. Association insurance is primary.

It will cost approximately \$5,000 to \$7,000 for a revision of our documents.

Heidi Minow-Pike stated that the new regulations have changed the qualifications for management companies.

Isobel Clarkson asked if the increase in common charges couldn't be postponed until January, 2015. John said it could not. She asked how many rental units we have. We have eight rentals. She asked about procedures for renting a room. Marty Lippman thought this had come up some years ago, and ramifications of doing this were discussed.

John stated that unless a majority of all unit owners vote against the budget, the budget is considered ratified.

### **Projects:**

- John is investigating better materials for front door replacements but has found nothing so far. We have not found a door lock that will withstand our severe shore conditions and will replace the inner workings when a problem occurs.

We are searching for new Bldg. 6 mailboxes as we are having difficulties obtaining replacement parts for the old boxes. A new unit will cost \$500 to \$600. Heidi Minow-Pike would like to have a roof over the boxes. Marty Lippman noted Heritage Sound had a roof over the boxes. John agreed this was desirable if we could find something to withstand the strong winds.

John is seeking a solution for the kitchen and bathroom vents on the roofs of the buildings.

### **Scheduled work:**

- The corrugated window wells will be replaced.

All doors need adjustments.

Some decks require replacement.

Some of this work can be done in November.

Marty Lippman moved for adjournment and the meeting was adjourned at 8:05 PM

.

Respectfully submitted,

Margaret Meisenhelder, Secretary  
WALNUT BEACH CONDOMINIUM ASSOCIATION