

**GENERAL MEETING OF THE WALNUT BEACH CONDOMINIUM ASSOCIATION**  
**Held on October 29, 2015 at St. Gabriel's Church Hall, Milford, CT**

President Richard Gaudette called the meeting to order at 7:06 PM.

Other Board Members present: Clare Farley, Vice President; Michael Carrington, Treasurer; Margaret Meisenhelder, Secretary; and, Judith Ruskin, Member at Large.

Also present were Bea Ball assistant secretary to the board. and John Hufcut of Evergreen Management.

Owners of 17 units in attendance were: 73B, 75B, 77A, 77B, 77C, 77D, 81C, 83D, 85B, 87A, 101A, 101B, 101D, 105B, 107B, 107D, and 109B.

Proxies were received from three absentee unit owners: 79B, 81A, and 85A. There were no responses from 34 unit owners.

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

**2014 Minutes:** The minutes of last year's General Meeting had been mailed to all unit owners. Reading of the minutes were waived, and the minutes were approved as presented.

**Comments by Unit Owners:**

Blanche Fay asked who was responsible for furnace room doors . John responded that the Condo Association was responsible.

Blanche asked if the Gardening Committee still existed. John said that it did not. However, Ed Martin is doing some landscaping work for Building 5.

Blanche said that Unit 105-C had a hole in the deck and asked whose responsibility this was. John said it was the Association's responsibility.

She, also, said that the trash container looks bad and should be painted. Dorothy Schmehl felt it needed to be replaced.

Dorothy Schmehl said that the branch of a tree belonging to Walnut Beach had shed onto her car and asked if the branch could be removed.

Virginia Lombardi reported that the pine trees in the beach parking lot need to be trimmed and had called the city's public works department about this. She was told that this has to be approved by the tree warden. John will contact Chris Sayers.

Marty Lippman asked when the dead cottonwood tree at the end of Bldg 4 would be removed. John said there is no reason to remove it now, and it may come down naturally.

Virginia Lombardi complained about removal of shrubbery by the gas company when doing line repairs.

Isobel Clarkson said overhanging shrubbery from Beachside Condominiums needs to be cut back.

### **Election of Officers**

Nomination forms were sent to all unit owners. The board positions of Margaret Meisenhelder and Judith Ruskin are expiring. Both were nominated to run again. Since there were no other nominations submitted, the secretary was asked to cast one vote for the two board nominees. Both will serve another two-year term.

### **2015 - 2016 Budget**

John Hufcut reviewed the budget for the coming year and commented on the following items:

**Receivables:** There were no problems with incoming funds, other than some coming in slowly.

**Gas Cost:** Reduction in estimated gas costs are due to savings realized since the installation of the high-efficiency boiler. There should be further savings when the Bldg. 6 boiler is installed in the Spring.

**Insurance:** Philadelphia is the only insurance company that has bid for the job, and we are awaiting quotations from them. FEMA has redrawn flood maps, and this may increase our premiums. There would be no affect on us until next May. If there is a significant increase, there could be the possibility of an assessment.

**Insurance Claims:** The board held a notice and hearing for damage done by illegal installation of a refrigerator water line through an attic by an unlicensed contractor. The pipe burst causing

considerable damage to the unit below. The Association is now trying to recoup \$9000.00 from the unit owner.

Heidi Minos-Pike asked why the Association was involved.

John explained that since there has been a denial of responsibility as well as a question of insurance coverage, the Association had to repair the damage. The monies expended represent our insurance deductible.

We are working a way to recoup these costs as well as monies for damage by another owner who, also, used an unlicensed worker.

**Tax Forms:** 1099 tax forms have been issued to our contractors.

**Banking:** Since we have had numerous problems with Milford Bank, we are switching our accounts to Webster Bank. John recommended Webster as they handle other management accounts for him.

**Landscaping:** There were no funds for landscaping Bldg. 4 this year.

**Snow Removal:** Concerning snow removal costs, the forecast is for a milder winter.

Isobel Clarkson said that last winter the snow removal people were in over-kill, plowing when there was very little snow. John said that the insurance company requires this, and gave examples.

**Maintenance:** Isobel Clarkson asked what “General Maintenance” covered. John said it covered small repairs to windows, doors, etc.

John explained that the State had changed many condominium rules per CIOA (Common Interest Ownership Act). Our documents need to be revised to conform.

We need to look at our documents and tighten up. Right now documents have the condo covering most everything, eg. windows? Damages/repairs, etc. can only be covered by assessment; if monies are pulled out of reserves, we then have to replace reserves.

Currently our reserve is about \$23,000. The boiler for building 6 will cost about \$18,000.

Heidi asked how our reserves are funded. John said that we put 10% of the money received into the reserve fund.

Marty asked if there were a sufficient number of unit owners present to pass the budget. John explained that unless rejected by a majority of all unit owners (present or not), the budget is automatically passed. Therefore, the proposed budget was passed.

**Web-site:** Peggy Meisenhelder called attention to our website where the minutes of the monthly Board Meetings, meeting dates, correspondence and notices, etc. are posted .

Owners are encouraged to attend Board Meetings in order to be better informed as to what is going on and/or to bring to the Board's attention any problems for discussion.

The meeting adjourned at 7:50 PM

Respectfully submitted,  
Margaret Meisenhelder, Secretary